SPECIAL MEETING/WORKSHOP OF CITY COUNCIL
FEBRUARY 20, 2020 – 4:00 PM
MUNICIPAL COURTROOM
GEORGETOWN, SOUTH CAROLINA

Notice of this meeting has been made in accordance with the South Carolina Code of Laws as amended.

1. CALL TO ORDER

2. ANNOUNCEMENT CONCERNING ELECTRONIC DEVICES

3. ADMINISTRATION

A. Discussion on the request from the Harbor Historical Association to lease docks on Goat Island.

Attachments:

1	Letter and Property Agreement	(PDF)
2	Redevelopment Project Area Ord	(PDF)

4. ENGINEERING

A. Stormwater ordinance and utility fee proposed revisions.

Attachments:

1	APPENDIX_B (Chapter 23)___DRAINAGE-draft2	(PDF)

5. ADJOURNMENT

A. Motion to adjourn the Special Meeting of City Council.

120 North Fraser Street · Georgetown, SC 29440 · (843) 545-4000

ACTION ITEM

DOC ID: 2966

Council Meeting Date:	20 February 2020
Department:	Administration
Issue Under Consideration:	Discussion on the request from the Harbor Historical Association to lease docks on Goat Island.
Amount Requested:	N/A
Is Item in Current Budget?	N/A
If no, please explain:	N/A
Financial Impact:	N/A
Points to Consider:	• The Harbor Historical Association (HHA) would like to lease wooden docks on the east side of Goat Island, plus a 30 foot buffer along the shore. • The lease would be $50.00 per month for 5 years. • This lease is consistent with the Conceptual Masterplan by SGA Architecture, dated 9/17/14, showing some development on the island. • HHA's immediate plans for the leased area would be to store their floating docks adjacent to the fixed docks when they are not in use for the Boat Show.
Options:	Discuss alternatives listed in letter to Dr. Yudice dated January 30, 2020.
Staff Recommendation:	Move forward with a recommendation from Council.

Reviews:

Angela Rambeau Completed 02/12/2020 12:08 PM
Finance Completed 02/13/2020 1:09 PM
City Attorney Completed 02/13/2020 2:53 PM
for discussion. action requires ord and PH by 2d reading
Sandra E. Yudice Ph.D. Completed 02/14/2020 12:09 PM
Stephanie Buccione Completed 02/14/2020 2:54 PM
Georgetown City Council Pending 02/20/2020 4:00 PM

Attachments:

1. a Letter and Property Agreement (PDF)
2. b Redevelopment Project Area Ord (PDF)

MAYOR
BRENDON M. BARBER, SR.

CITY ADMINISTRATOR
SANDRA E. YUDICE, Ph.D.

CITY CLERK
STEPHANIE BUCCIONE

City of Georgetown
SOUTH CAROLINA

COUNCIL MEMBERS
HOBSON H. MILTON
RUDOLPH A. BRADLEY
TUPELO HUMES
AL JOSEPH
CAROL JAYROE
CLARENCE C. SMALLS

Executive Offices
(843) 545-4001

To: Sandra Yúdice, Ph.D.
Prepared by: Angela Rambeau, Director, Planning and Community Development Department
Date: January 30, 2020
Subject: Proposed Lease of Goat Island

CC: Debra Bivens, Director, Finance Department
Elise Crosby, City Attorney

Issue Background

In 2016, Irene and John Blackmon donated the northern portion of Goat Island to the City of Georgetown ("City"). The donation included several conditions and obligations of the City (Attachment 1), including that the City construct improvements as shown in the 2014 masterplan created by SGA Architecture (included in Attachment 1). Per the agreement with the Mr. and Mrs. Blackmon, work is to start by 2021. In a letter dated December 10, 2019 (Attachment 2), Mr. Johnny Weaver, president of the Harbor Historical Association (HHA), requested that his organization be allowed to lease the wooden dock on the east side of Goat Island plus a 30 foot buffer along the shore for the amount of $1.00 per year, for a term of 50 years.

Discussion

The Conceptual Masterplan prepared by SGA Architecture, dated September 17, 2014 shows how the northern part of Goat Island is to be developed. Phase One of the plans includes a sailing club which would utilize the existing dock, the beginnings of a boardwalk, and additional boat slips. The second phase would include observation towers, campsites and nature trails. These are to be followed by a shade structure and the completion of the boardwalk running the length of the island.

The City has included funding for the proposed improvements in the Redevelopment Plan that was approved in conjunction with the Tax Increment Financing (TIF) District Ordinance (Attachment 3). The TIF has been approved by the City and the Georgetown County School District agreed to participate in the distribution of the new TIF revenue at 75% for the City and 25% for the School District for 25 years. We are currently negotiating with Georgetown County its participation. It is expected that, once the City starts collecting TIF revenue in about two (2) years, the projects in the TIF's Redevelop Plan would begin within the next 3-5 years.

The HHA's immediate plans for the area are to store their floating docks against the existing fixed dock when they are not in use for the Boat Show. They would also keep their 420 class sailboats there for use by the high school sailing teams and for CCU sailing. When needed, they would be brought to the museum docks and then returned when finished.

Drawer 939
Georgetown, SC 29442

Attachment: Letter and Property Agreement (2966 : Goat Island Dock Lease)

The HHA's long term plan is to use this area to grow and enhance their sailing program, upgrade the existing docks and create a storage facility for equipment.

Alternatives

1. The lease could be approved, but at a higher dollar amount for 50 years.
2. The lease could be approved, but at a higher dollar amount for fewer years pending implementation of the TIF's Redevelopment Plan project on Goat Island, per the agreement with Mr. and Mrs. Blackmon.
3. The lease could be approved at a future date, after the City has begun the improvements to Goat Island.
4. The lease proposal could be denied.

Leasing any publicly owned property, which part of Goat Island is, will require an ordinance and a public hearing prior to 2nd reading.

Recommended Course of Action

The northern part of Goat Island is a publically owned property, generously donated to the City of Georgetown by Irene and John Blackmon. Mr. and Mrs. Blackmon, were specific in their wishes that Goat Island be developed in a particular manner for public use. They also indicated that the improvements are to be made prior to the commencement of additional boats being moored at Goat Island.

The HHA proposes to use Goat Island as a storage area for boats associated with their organization. Allowing the HHA to lease the docks and the 30 foot strip would (a) limit the City's ability to properly develop Goat Island and (b) limit the public's access to the island once it is developed. The Mooring of HHA boats in the area may encourage other moorings before a proper mooring field or additional docks could be established. The floating docks could encourage someone to try and access the existing permanent dock, which appears to be unsafe. Also, the City could be held liable if something happened to the boats being stored in the area or if someone was injured in the area.

Should City Council decide to approve the proposed lease, staff recommends Alternative 2 with the following stipulations:

a. The lease duration would be for 5 years.
b. The City will reassess the lease term once a year's worth of TIFF revenue has been generated.
c. The lease amount will be $50 a month.
d. The Harbor Historical Association will provide a Certificate of Insurance indemnifying the City and also agrees to hold the City harmless for any incidents that may happen as a result of said lease.
e. The Harbor Historical Association will not restrict public access to their leased portion of Goat Island.

Timeline for Recommendation

Should City Council reach consensus at the February 20, 2020 workshop, the City Attorney will draft a lease agreement and an ordinance for first reading at March 19, 2020 Council meeting. A public hearing and second reading of the ordinance would be held on April 16, 2020.

Fiscal Impact

Approving Alternative 2 would provide additional revenue as agreed upon by both parties.

Attachment: Letter and Property Agreement (2966 : Goat Island Dock Lease)

Attachments

Attachment 1: Georgetown/Blackmon Acceptance Agreement and 2014 Masterplan created by SGA Architecture
Attachment 2: Harbor Historical Association Letter
Attachment 3: Tax Increment Financing (TIF) District Ordinance and Redevelopment Plan

Attachment: Letter and Property Agreement (2966 : Goat Island Dock Lease)

ATTACHMENT 1

STATE OF SOUTH CAROLINA	)	GOAT ISLAND
	)	PROPERTY CONVEYANCE AND
COUNTY OF GEORGETOWN	)	ACCEPTANCE AGREEMENT

This Property Conveyance and Acceptance Agreement is entered into to be effective as of the 1st day of October, 2016 by and between the **City of Georgetown, South Carolina, a body politic** ("City") and **Irene H. and John G. Blackmon** ("Mr. and Mrs. Blackmon").

WHEREAS, Mr. and Mrs. Blackmon are the owners of Goat Island (EX. A), an island located in the Sampit River in the City of Georgetown; and

WHEREAS, Goat Island is situated in the River between the Maryville section of Georgetown and the Waterfront Commercial district and historic district, its Northeast shore facing the City of Georgetown Harborwalk and its Southwest shore abutting the shipping channel; and

WHEREAS, Goat Island is scenic undeveloped property containing wetlands and high ground; and

WHEREAS, Mr. and Mrs. Blackmon have generously offered to donate the Northern or Upper portion of Goat Island ("Upper Island") to the City of Georgetown and its people, subject to certain conditions; and

WHEREAS, the City would like to accept Mr. and Mrs. Blackmon's donation consistent with his wishes, to preserve and utilize Goat Island for future generations;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS for and consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties do agree as follows:

10/1/16 INB gsa

Attachment: Letter and Property Agreement (2966 : Goat Island Dock Lease)

1. Conveyance by Mr. and Mrs. Blackmon. The parties agree that as soon as is practicable, at a mutually-agreed-upon time and contingent upon approval of this Agreement by the City Council of the City of Georgetown, Mr. and Mrs. Blackmon shall convey by deed the upper part of Goat Island to the City of Georgetown, such parcel(s) further identified as:

"Upper Island"
All that certain piece, parcel or tract of land, situate, lying and being in the City of Georgetown, State of South Carolina, known and designated as Lot 1, 16.288 acres, as shown on a plat thereof entitled "PLAT SHOWING GOAT ISLAND, 22.175 ACRES, PROPERTY OF IRENE H & JOHN G. BLACKMON, LOCATED IN THE CITY OF GEORGETOWN, GEORGETOWN COUNTY, SOUTH CAROLINA" dated May 8, 2009, surveyed and mapped by Trico Engineering Consultants, Inc.

Exclusion:
"Lower Island"
Saving and Excepting to that certain piece, parcel of tract of land, situate, lying and being in the City of Georgetown, State of South Carolina, known and designated as Lot 2, 5.887 acres, as shown on a plat thereof entitled "PLAT SHOWING GOAT ISLAND, 22.175 ACRES, PROPERTY OF IRENE H & JOHN G. BLACKMON, LOCATED IN THE CITY OF GEORGETOWN, GEORGETOWN COUNTY, SOUTH CAROLINA" dated May 8, 2009, surveyed and mapped by Trico Engineering Consultants, Inc.

2. Obligations of the City.

In consideration of the donation, the City agrees:

(a) to begin to construct the improvements shown as phase 1 of the itemized improvements enumerated on the Conceptual Masterplan (revised), prepared by SGA Architecture and dated September 17, 2014 (EX. B), and

(b) that such commencement of construction shall occur prior to the City applying for a permit or permits for mooring buoys to operate within the City Maritime Field, as authorized under Article X, §20-149 *et seq.* City of Georgetown Code of Ordinances, but in no event shall work begin later than

10-1-16 IHB

Attachment: Letter and Property Agreement (2966 : Goat Island Dock Lease)

five (5) years from the date of this Agreement's approval by Council, except in the event of Non-Appropriation by a future City Council.

3. Obligations of Mr. and Mrs. Blackmon. In consideration of the promises made by the City of Georgetown regarding the property development, and in addition to ~~2(c), supra~~., Mr. and Mrs. Blackmon agree to provide the City with access to the property prior to transfer.

4. Mutual Cooperation. Each party agrees to use good-faith best efforts to complete this transaction.

5. Notices. Any notices which may be associated with this Agreement shall be in writing and addressed as follows:

City of Georgetown
P.O. Box 939
Georgetown, SC 29442
Attn: Jack M. Scoville, Jr., Mayor
Facsimile No.: 843-545-4006

with a copy to:

Elise F. Crosby, Esq.
Crosby Law Firm, LLC
405 Dozier Street
Georgetown, SC 29440
Facsimile No.: 843-546-0747

Mr. and Mrs. John G. Blackmon
2445 Selwyn Ave
403
Charlotte, N.C. 28209

with a copy to:

6. General Provisions. This Agreement contains the entire agreement of the parties hereto, and no representations, promises or agreements, oral or otherwise, between the parties not embodied herein shall be of any force or effect. Any

10/1/16 IHB

Attachment: Letter and Property Agreement (2966 : Goat Island Dock Lease)

amendment shall not be binding upon the parties unless such amendment is in writing, executed by all parties. The provisions of this Agreement shall inure to the benefit of and be binding upon the parties and their respective personal representatives, heirs, successors and assigns. This Agreement shall be governed by and construed under the laws of the State of South Carolina.

7 8. Recording. The parties acknowledge this Agreement may be incorporated into a deed or other document(s) recorded in the Office of the Georgetown County Register of Deeds. Upon demand from the City or Mr. and Mrs. Blackmon, either party shall execute and deliver this Agreement in recordable form.

8 9. Confidentiality. The parties acknowledge all documents are subject to release under the South Carolina Freedom of Information Act (FOIA) and will be released to the public unless exempt from disclosure under the FOIA.

[END OF AGREEMENT – NEXT PAGE IS SIGNATURE PAGE]

10-1-16 IHB ASP

Attachment: Letter and Property Agreement (2966 : Goat Island Dock Lease)

WITNESSES:

Susan M Hayworth

Ann U. Mercer

William Bass

Jane S. Campbell

Jane S. Campbell

CITY OF GEORGETOWN, SOUTH CAROLINA, a body politic

By:

Its: Mayor

Date: October 28, 2016

IRENE H. BLACKMON

Irene H. Blackmon

Date: October 1, 2016

JOHN G. BLACKMON

Date: October 1, 2016

Attachment: Letter and Property Agreement (2966 : Goat Island Dock Lease)

SGA ARCHITECTURE
Pawleys Island / Charleston

CONCEPTUAL MASTERPLAN
(REVISED)
10-1-16
GOAT ISLAND MASTERPLAN
CITY OF GEORGETOWN, SC
SEPTEMBER 17, 2014

City of Georgetown SOUTH CAROLINA

Attachment: Letter and Property Agreement (2966 : Goat Island Dock Lease)

10-1-16 PID IN8

Attachment: Letter and Property Agreement (2966 : Goat Island Dock Lease)

ATTACHMENT 2

12/10/2019

Dr. Sandra Yudice
Wood St
Georgetown, SC 29440

Re: Letter of Intent -- Wooden Dock on Goat Island

Dear Dr. Yudice,

The Harbor Historical Association (SC Maritime Museum) desires to lease the wooden docks on the East side of Goat Island plus a 30 ft buffer on the land side and at each end. The lease amount to be $ 1.00 per year for a term of 50 years.

The benefits that HHA brings to this is not only the desire to create a use for this property, but to keep it clean and free of derelict boats. This lease will enhance Goat Island and hopefully be the beginning of accomplishing the overall use as desired by Mr. Blackmon when he donated the island to the city.

HHA will work with the City of Georgetown in the event that a mooring field is established so as not to create any encroachment into the mooring field.

Thank you for your consideration. I look forward to working with you on this project.

Sincerely

Johnny

Johnny Weaver
President HHA
843 907 1878
johnny@johnnyweaver.com

RECEIVED
DEC 12 2019
CITY HALL
ADMINISTRATION

Attachment: Letter and Property Agreement (2966 : Goat Island Dock Lease)

ATTACHMENT 3

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, SOUTH CAROLINA PROVIDING FOR THE ESTABLISHMENT OF A REDEVELOPMENT PROJECT AREA, THE APPROVAL OF A REDEVELOPMENT PLAN FOR THE FINANCING OF REDEVELOPMENT PROJECTS AND OTHER MATTERS RELATED THERETO.

WHEREAS, Title 31, Chapter 6 of the Code of Laws of South Carolina 1976, as amended (the "***TIF Law***"), authorizes incorporated municipalities of the State of South Carolina to provide incentives for redevelopment in areas which are, or threaten to become, blighted, through the financing of municipally-owned improvements pursuant to the provisions of the TIF Law;

WHEREAS, the City of Georgetown, South Carolina (the "***City***"), has determined that there exists within the City certain areas which are, or threaten to become, blighted and it is believed that development and redevelopment within such areas would be encouraged through the City's undertaking of certain Redevelopment Projects (as defined herein);

WHEREAS, the TIF Law authorizes the City to establish a redevelopment project area (as defined in the TIF Law) (the "***Redevelopment Area***") and to adopt a redevelopment plan (as defined in the TIF Law), a copy of which is attached hereto as Exhibit A (the "***Redevelopment Plan***") to provide for the financing of redevelopment project costs (as such term is defined in the TIF Law), as more particularly described in Section V of the Redevelopment Plan (the "***Redevelopment Projects***");

WHEREAS, the Redevelopment Projects can be financed through (1) the issuance of Obligations (as defined in the TIF Law) (the "***TIF Bonds***") payable from and secured by the amount of taxes attributable to the increase in the assessed valuation of real property in the Redevelopment Area following the establishment of such Redevelopment Area (the "***Tax Increment Revenues***"), (2) pay as you go financing payable from the Tax Increment Revenues, and (3) other sources and funds available to the City;

WHEREAS, in order to effect such financing and incentivize/initiate steps to alleviate blight within the Redevelopment Area, it is necessary to adopt and implement the Redevelopment Plan;

WHEREAS, by notices submitted on February 26, 2019 and received not later than March 3, 2019 (the "***Letters***"), the City, in accordance with Section 31-6-80(C) of the TIF Law, notified Georgetown County, South Carolina (the "***County***") and the Georgetown County School District (the "***School District***") (together, the "***Taxing Districts***"), each of which constitute taxing districts (as defined in the TIF Law) located within the Redevelopment Area, that the City was proposing to adopt the Redevelopment Plan, establish the Redevelopment Area and provide for the issuance of TIF Bonds to undertake Redevelopment Projects, all as contemplated by the TIF Law. In accordance with the TIF Law, the City further requested that the County and the School District submit comments and objections to the City regarding the Redevelopment Plan and their inclusion within the Redevelopment Area;

WHEREAS, the Letters additionally provided that pursuant to Section 31-6-85 of the TIF Law, that the City and each affected taxing district may enter into an Intergovernmental Agreement (each, an "***Intergovernmental Agreement***") regarding distribution and allocation of the Tax Increment Revenues;

WHEREAS, if one of the Taxing Districts does not file an objection to the Redevelopment Plan (as provided by the terms of the Letters) or does not enter into an Intergovernmental Agreement with the City, such entity shall be considered to have consented to the Redevelopment Plan and Tax Increment Revenues otherwise allocable to the applicable Taxing District shall be retained in the special tax allocation fund (as defined in the TIF Law) maintained by the City;

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

WHEREAS, the School District, by responsive letter dated March 20, 2019, objected to the Redevelopment Plan; however, the City and the School District are currently negotiating, and it is otherwise anticipated that there will be entered into, an Intergovernmental Agreement between the parties;

WHEREAS, the County, by responsive email dated April 17, 2019, requested to participate in the Redevelopment Plan upon terms and conditions to be agreed upon between the County and the City; on such basis, it is anticipated that there will be negotiated and entered into an Intergovernmental Agreement between the parties;

WHEREAS, the City Council of the City of the Georgetown, the governing body of the City (the "***City Council***"), held a public hearing on the Redevelopment Plan on Thursday, April 18, 2019 (the "***Public Hearing***"). All interested persons were given the opportunity to speak at the Public Hearing. The notice of the Public Hearing, a copy of which is attached hereto as Exhibit B, conformed with the requirements of the TIF Law and was duly published in The Georgetown Times on March 29, 2019, a date with is not less than fifteen, nor more than thirty days prior to the Public Hearing; and

WHEREAS, prior to the enactment of this Ordinance and except as otherwise set forth herein, no changes have been made to the Redevelopment Plan, nor have there been any changes or alterations to the boundaries of the Redevelopment Area since the dates of the aforesaid Letters and Public Hearing.

BE IT ORDAINED by the Mayor and City Council of the City of Georgetown, South Carolina, in meeting duly assembled, as follows:

Section 1. *The Redevelopment Plan.* Attached to this Ordinance as Exhibit A and incorporated herein by reference is a copy of the Redevelopment Plan. The Redevelopment Plan sets forth the factual and economic basis of the City's plan to establish the Redevelopment Area and to finance the Redevelopment Projects. The City Council hereby find that the Redevelopment Plan accurately reflects the objectives of the City with regard to such matters and hereby approves and adopts the Redevelopment Plan.

Section 2. *Need for and Use of Proceeds of the TIF Bonds.*

A. The Redevelopment Plan provides for the issuance of TIF Bonds (in one or more series). The proceeds of the TIF Bonds (when issued) are intended to finance all or a portion of the costs of the Redevelopment Projects (to include redevelopment project costs as defined by and contemplated in the TIF Law). In addition to TIF Bonds, pay as you go financing and other monies appropriated by City may be necessary to fully implement the successful redevelopment of the Redevelopment Area.

B. The Redevelopment Plan sets forth, in Section III thereof, the conditions which the City hopes to alleviate or rectify through the Redevelopment Projects. Section V of the Redevelopment Plan lists the Redevelopment Projects which have been determined to promote development and redevelopment. If undertaken, the Redevelopment Projects are anticipated to encompass many of the redevelopment objectives described in Section IV of the Redevelopment Plan.

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

Section 3. *Costs Estimates and Sources of Revenue.*

A. As set forth in Section VII of the Redevelopment Plan, the total projected costs of the Redevelopment Projects (to include redevelopment project costs) are approximately $40,000,000 of which amount approximately: (1) $500,000 will be required for planning and implementation; (2) $2,500,000 is budgeted for landscape, streetscape and hardscape improvements; (3) $12,000,000 is expected for infrastructure improvements; (4) $1,000,000 is planned for harborwalk improvements; (5) $1,500,000 is planned for improvements on Goat Island; (6) $4,500,000 is budgeted recreation improvements; (7) $10,000,000 is allocated to parking; (8) $4,000,000 is anticipated for a dredging and waterway improvements; and (9) $4,000,000 is anticipated for property acquisition; these amounts are estimates and monies available to pay certain Redevelopment Projects may be reallocated as necessary to accomplish the most prioritized of the Redevelopment Projects.

B. It is intended that the City will finance the Redevelopment Projects through (1) the issuance of TIF Bonds, (2) pay as you go financing payable from the Tax Increment Revenues, (3) available State and Federal grants, (4) private contributions, (5) local hospitality fee money, (6) revenue bonds secured by the revenues of the City's combined public utility system, (7) general obligation bonds of the City, (8) special source revenue bonds or credits issued by the City or the County and (9) other sources and funds available to the City.

C. TIF Bonds would be secured by a pledge of the Tax Increment Revenues and may be further secured by such other pledges of revenues as the City determines to be necessary or appropriate. The total amount of tax increment indebtedness to be incurred is presently estimated to be $40,000,000, which amount equals the projected costs of all Redevelopment Projects anticipated by the City.

D. The City anticipates that private investment will also be undertaken within the Redevelopment Area. The City anticipates approximately $38 million in private funding and investment, which will be the responsibility of the private developers and other private parties; however, some of the public infrastructure costs necessary to support the private development may be financed or extended by the City.

E. It is estimated that Tax Increment Revenues could be in excess of $1,475,000 or more annually. In addition to debt service costs on the TIF Bonds and pay as you go projects payable from Tax Increment Revenues, it is expected that long term maintenance (including lot clearing, as necessary, code enforcement and other City services) of the Redevelopment Area and improvements proposed by the Redevelopment Projects shall cost the City approximately $500,000 per year.

Section 4. *Limitations for Redevelopment Projects.* Due to a number of factors, it is expressly recognized that all of the Redevelopment Projects anticipated and discussed in the Redevelopment Plan may not be feasible. In light of limited availability of financing or related capital, the City shall prioritize the Redevelopment Projects in a manner that it, in its sole discretion, may determine will provide the most likelihood of redevelopment within the Redevelopment Area.

Section 5. *Property Included in Redevelopment Area.* A list of the tax map numbers of all current parcels of real property in the Redevelopment Area is appended to the Redevelopment Plan as Exhibit B thereto and is incorporated herein by reference. Section II of the Redevelopment Plan describes the boundaries of the Redevelopment Area, which are shown on the maps appended as Exhibit A thereto. As required by the TIF Law, the Redevelopment Area is greater than 1.5 acres.

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

Section 6. *Duration of Plan.* The period of duration of the Redevelopment Plan shall be 30 years from the issuance date of the first series of TIF Bonds.

Section 7. *Impact on Taxing Districts.* The estimated impact of the Redevelopment Plan upon the revenues of the Taxing Districts is discussed as set forth in Section IX of the Redevelopment Plan, which statement and information is incorporated herein.

Section 8. *Findings.* Based on its review of the Redevelopment Plan and its consideration of the matters set forth therein, the City Council hereby finds that:

(a) Based on the existence of the factors set forth in Sections 31-6-30(1) and (2) of the TIF Law and as further set forth in Sections 1 and 3 of the Redevelopment Plan, the Redevelopment Area is a blighted area and private development, redevelopment or other initiatives are unlikely to alleviate these conditions without substantial public assistance;

(b) Property values in the Redevelopment Area would remain static or decline without public intervention; and

(c) Redevelopment as proposed in the Redevelopment Plan is in the interest of the health, safety, and general welfare of the citizens of the City.

Section 9. *Notice and Request to Auditor.* Immediately upon enactment of this Ordinance, the City Administrator of the City (the "***City Administrator***") shall deliver to the Auditor of the County a certified copy of this Ordinance and shall, on behalf of the City, request that the Auditor of the County determine and certify those matters set forth in paragraphs (A)(1) and (2) of Section 31-6-100 of the TIF Law.

Section 10. *Intergovernmental Agreements.* Any Intergovernmental Agreements between the City and any of the Taxing Districts, respectively, shall be negotiated, executed and delivered by the City Administrator (including any interim City Administrator) on behalf of the City. The terms and manner of each Taxing District's respective participation in the Redevelopment Plan shall be fully set forth in an Intergovernmental Agreement, if necessary. Each Intergovernmental Agreement shall be independently approved by the governing bodies of each respective Taxing District in accordance with the provisions of Section 31-6-85 of the TIF Law and the execution thereof by the proper officials of the Taxing District shall constitute conclusive evidence of the Taxing District's authorization to so act. No further action is required of the City to authorize an Intergovernmental Agreement with a Taxing District as the City Administrator is expressly authorized to negotiate the terms of and execute any Intergovernmental Agreement.

Section 11. *Recitals.* The Redevelopment Plan, as proposed, is in the interests of the health, safety, and general welfare of the citizens of the City. Further, the legislative recitals in Section 31-6-20 of the TIF Law and introductory recitals of this Ordinance are incorporated herein as the findings of the City Council, as fully as if restated verbatim.

Section 12. *Ratification.* All actions previously undertaken by the City Administrator, and other staff of the City regarding the Redevelopment Plan, including any actions or approvals prior to the enactment of this Ordinance are approved and ratified in their entirety. The consummation of the transactions and undertakings described in this Ordinance, and such additional transactions and

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

undertakings as may be determined by the City Administrator in consultation with the legal counsel to be necessary or advisable in connection therewith, are hereby approved. In connection with the execution and delivery of the Redevelopment Plan, the City Administrator and any staff designated by the City Administrator are each additionally authorized to prepare, review, negotiate, execute, deliver, and agree to such additional agreements, certifications, documents, closing proofs, and undertakings as she shall deem necessary or advisable.

Section 13. *Notice of Enactment.* Upon the due enactment of this Ordinance, a notice of enactment, substantially similar to the form attached hereto as Exhibit C, shall be published in The Georgetown Times or a similar publication of general circulation in the County. The notice may be published by the City or any qualified agent therefor.

Section 14. *Effective Date.* This Ordinance shall take effect immediately upon receiving second reading by the City Council.

DONE AND ORDAINED IN COUNCIL ASSEMBLED this 18th day of April, 2019.

CITY OF GEORGETOWN,
SOUTH CAROLINA

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM

City Attorney

First Reading:	March 21, 2019
Public Hearing:	April 18, 2019
Second Reading:	April 18, 2019

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

EXHIBIT A

COPY OF REDEVELOPMENT PLAN

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

City of Georgetown Redevelopment Plan (Commercial Corridor TIF)

Dated:
April 18, 2019

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

Table of Contents

I. Introduction 1

II. Boundaries of the Redevelopment Area 2

III. General Land Use and Quantification of Blighted Areas and Conservation Areas within the Redevelopment Area 3

IV. Redevelopment Objectives 13

V. Public Development Activities 14

VI. Private Investment in the Redevelopment Area 16

VII. Redevelopment Projects 17

VIII. Redevelopment Financing 18

IX. Impact on affected Taxing Districts 19

X. Displacement Impact of Redevelopment Plan 20

XI. Properties within the Redevelopment Area 21

XII. Future Amendments to the Redevelopment Plan 22

XIII. Estimates of Equalized Assessed Value 23

Exhibit A – Maps of the Redevelopment Area

A1 – Boundary of the Redevelopment Area

A2 – Parcels within Redevelopment Area

A3 – Current Zoning Classifications within the Redevelopment Area

Exhibit B – Properties Located within Redevelopment Area

Appendix 1 – Tax Increment Financing Statute

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

I. Introduction

In accordance with the "Tax Increment Financing Law" as provided in Title 31, Chapter 6 of the Code of Laws of South Carolina 1976, as amended (the "***TIF Law***"), a copy of which is attached hereto as Appendix 1, the plan discussed herein (this "***Redevelopment Plan***") has been created to: (a) define and designate a certain area within the City of Georgetown, South Carolina (the "***City***") as blighted or conservation areas; (b) develop comprehensive plans for redevelopment of these areas; and (c) identify sources of funds for implementation of selected public improvements within such areas. Upon the implementation of the Redevelopment Plan, the City shall establish its Commercial Corridor Tax Increment Financing District ("***TIF District***") under which incremental tax increases (the "***Tax Increment Revenues***") resulting from private investment will be used to finance needed public improvements.

Once adopted, the duration of the Redevelopment Plan will be 30 years from the date of the first issuance of obligations ("***TIF Bonds***") authorized pursuant to the TIF Law. The TIF Bonds shall be secured by the Tax Increment Revenues and other monies legally pledged by the City.

The area covered by the Redevelopment Plan (the "***Redevelopment Area***") encompasses approximately 282 acres near the center of the City. Generally, it includes significant portions of the City's downtown commercial corridor, all as more particularly described in Section II herein below. The primary zoning classifications within the Redevelopment Area consists of General Commercial, Core Commercial, Intermediate Commercial, Heavy Industrial, and Light Industrial.

Redevelopment within the Redevelopment Area is expected to result in the elimination of blight, the promotion of health and safety and the creation of jobs through the attraction of private investment. Additionally, it is believed that absent the creation of the TIF District, property values in the Redevelopment Area would remain static or even decline in value.

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

II. Boundaries of the Redevelopment Area

The Redevelopment Area, as it is identified, includes approximately 282 acres, which represents approximately 5.85% of the total acreage within the incorporated limits of the City. The TIF Law governing creation of redevelopment areas stipulates that the areas must include a minimum of 1.5 acres. The City's proposed Redevelopment Area is above the required threshold of the TIF Law.

The boundaries of the Redevelopment Area were drawn to include and encompass the City's downtown commercial corridor, particularly including business areas around N. Fraser Street, Church Street and Front Street. The outer boundaries of the Redevelopment Area are generally described as follows: Beginning at Duke Street from the intersection of Exchange Street extending southwest along S. Hazard Street; S. Hazard Street southwest to Bourne Street; Bourne Street south to Dock Street and International Drive; along Dock Street to the Sampit River following the city limits adjacent to and including portions of the S.C. Ports Authority property (to the extent located within the municipal boundaries of the City), the steel mill and Goat Island; Cannon Street northwest along Front Street to Dozier Street; Dozier Street northeast to Church Street; Church Street east to almost Queen Street. Maps of the Redevelopment Area, showing the boundaries thereof and the specific property lines of each of the current parcels within the Redevelopment Area, are attached hereto as Exhibits A1 and A2, respectively. General land uses are assigned to the properties within the Redevelopment Area and the map attached as Exhibit A3 delineates the current zoning classification for the properties located within the Redevelopment Area.

There are currently 363 parcels in the Redevelopment Area; a listing of the parcels is attached hereto as Exhibit B.

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

III. General Land Use and Quantification of Blighted Areas and Conservation Areas within the Redevelopment Area

The City is located along the east coast of South Carolina, 38 miles south of Myrtle Beach, South Carolina and 61 miles north of Charleston, South Carolina. The City is the County seat of Georgetown County, South Carolina (the "***County***") and as of 2016, the City had a population of 9,162. History is an important part of Georgetown. The City is the third oldest city in South Carolina, following Charleston and Beaufort. Founded in 1729, the City became an official port of entry in 1732. Prior to 1732, all foreign exports and imports passed through Charleston. The development of the seaport was vital to the growth of the City, and the access to water has continued to play a significant role in its history.

The City is strategically located on the Sampit River, which flows into Winyah Bay and ultimately into the Atlantic Ocean. The convergence of the Sampit, Black, Waccamaw and Pee Dee Rivers into Winyah Bay created a vast area of tidal marshes conducive to agricultural production. First came Indigo and that was followed by rice fields carved out of the swamps. The area became a world leader in the production of rice which led to City becoming a center of commerce for the region. By the turn of the 20th century, the City had transitioned to lumber mills which were supplying the booming construction in the northeastern United States. The Great Depression was hard on the City and most of the lumber mills closed. In 1936, International Paper brought new life to the City with a mill on the Sampit River that operates to this day. In the 1960's, a new mill was established to produce steel. Georgetown Steel operated successfully for decades, but the mill has suffered three closures in the last decade. After sitting vacant since 2015, the mill was recently reopened as "Liberty Steel Georgetown."

As the City developed and expanded, a viable commercial core developed along, and around the Redevelopment Area; however, in recent years, due to growth in other areas of the City and County, the closure of the port, the closures of the steel mill, a massive fire affecting businesses along Front Street and geotechnical problems for certain downtown properties, the Redevelopment Area has been neglected and growth and other development have languished. These factors have contributed to the decline of commercial and residential properties within the Redevelopment Area.

By the terms of TIF Law, in order to properly implement and create the TIF District (within the Redevelopment Area), findings must be made that the Redevelopment Area is a blighted, conservation or agricultural area. By the terms of the TIF Law, the Redevelopment Area likely does not qualify as an agricultural area, but due to neglect, vacancies, obsolete facilities, deterioration of structures, inadequate public and private investment, and general impairment of property values, the City believes that the Redevelopment Area specifically qualifies as "blighted areas" and/or "conservation areas" as those terms are defined in the TIF Law.

In accordance with the TIF Law, specifically, Section 31-6-30(1), an improved area is considered a blighted area if five or more of the following factors are present: "age; dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; excessive vacancies; overcrowding of structures and community facilities; lack of necessary transportation

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

infrastructure; presence of or potential environmental hazards; lack of water or wastewater services; inadequate electric, natural gas or other energy services; lack of modern communications infrastructure; lack of ventilation, light, sanitary or storm drainage facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; lack of community planning; and static or declining land values are detrimental to the public safety, health, morals, or welfare." Moreover, a vacant area is considered a blighted area (if not formerly a blighted area, when improved) if two or more of the following factors are present: "obsolete platting of the vacant land; diversity of ownership of such land; tax and special assessment delinquencies on such land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land; overcrowding of structures and community facilities in neighboring areas adjacent to the vacant land; lack of necessary transportation infrastructure; presence of or potential environmental hazard; lack of water, or wastewater; lack of storm drainage facilities; inadequate electric and natural gas energy services; and lack of modern communications infrastructure."

In accordance with Section 31-6-30(2) of the TIF Law, an improved area is considered a conservation area (not yet blighted) if three or more of the following factors are present: "age; dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; excessive vacancies; overcrowding of structures and community facilities; lack of necessary transportation infrastructure; presence of or potential environmental hazards; lack of water or wastewater services; inadequate electric, natural gas or other energy services; lack of modern communications infrastructure; lack of ventilation, light, sanitary or storm drainage facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; lack of community planning; and static or declining land values are detrimental to the public safety, health, morals, or welfare." A vacant area is considered a conservation area (not yet blighted and if formerly improved, not yet blighted) if two or more of the following factors are present: "obsolete platting of the vacant land; diversity of ownership of the land; tax and special assessment delinquencies on the land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land; overcrowding of structures and community facilities in neighboring areas adjacent to the vacant land; lack of necessary transportation infrastructure; presence of or potential environmental hazard; lack of water, or wastewater; lack of storm drainage facilities; inadequate electric and natural gas energy services; and lack of modern communications infrastructure; is detrimental to the public safety, health, morals, or welfare and may become a blighted area."

To determine whether the improved parcels in the Redevelopment Area are classified as either blighted areas or conservation areas, the City surveyed the Redevelopment Area and each of the properties was inspected. With respect to the improved parcels, the following conditions were found:

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

1. Age – Many of the buildings and structures in the Redevelopment Area are decades old or older. Due to the age of many of the buildings and structures within the Redevelopment Area and the marginal businesses that they attract, maintenance and upkeep has been deferred (thus leading to dilapidation and deterioration, as further discussed herein below).

South Fraser Street

2. Dilapidation – Several dilapidated structures were found in the Redevelopment Area; examples included both residential and commercial structures. Many of these buildings are beyond repair.

South Fraser Street

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

3. Deterioration – Deterioration of the structures was evident throughout the area. Conditions that were observed included damaged roofs, peeling paint, boarded windows, deteriorated parking areas, overgrowth and general disrepair.

Corner of Orange and Front Streets

Remnants of former Carolinian Inn on Church Street

4. Presence of Structures Below Minimum Code Standards – According to City staff, a number of structures in the Redevelopment Area do not meet the City's building codes. This applies to both vacant and occupied structures.

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

Corner of Orange and Front Streets

5. Excessive Vacancies – Vacant structures were found scattered throughout the Redevelopment Area. The presence of vacancies leads to an impression of decline and neglect. The vacant buildings are often allowed to deteriorate to the point that they are no longer habitable or commercially viable. Some properties, built for a specific use, are now obsolete because of their original design and previous usage.

900 block of Front Street

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

6. Obsolescence – See discussion regarding certain vacant structures above.

South Fraser Street

7. Depreciation of Physical Maintenance – The vacant structures as well as many occupied buildings have not been maintained at acceptable levels. Conditions that were observed included fading and peeling paint, overgrowth of plant materials, broken areas of pavement, boarded windows, general disrepair, deteriorated signage and the presence of junk and other debris.

Former Carolinian Inn on Church Street

8. Presence of Potential Environmental Hazards – An informal survey of the area for an application submitted to the Environmental Protection Agency for a Brownfields Grant found a number of potential environmental hazards such as abandoned gas stations, dry cleaners, concrete plants, vacant industrial sites, and a metal scrap yard. Brownfield properties in the Redevelopment Area have histories related to automotive related businesses, manufacturing, machine shops, and other uses known generally to create environmental impacts that limit redevelopment and pose human

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

and environmental health risk. Further, there has been discovered a number of geotechnical problems, which have generally been determined to have resulted from groundwater shifts.

Abandoned City Hall at the Corner of Fraser and Front Streets

9. Lack of Community Planning – Through time the City has been unable to undertake the promotion of a major commercial and institutional corridor leading into its downtown. Particularly, after the fires affecting the properties on Front Street, changes to design standards and limitations on property values have resulted in an inability to rebuild on the site of the fire.

700 block of Front Street (Street View)

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

700 block of Front Street (Sampit River View)

10. Inadequate Utilities –The City's storm-water system is typically overwhelmed during heavy rain events; while certain storm-water improvements have been, and are currently being, constructed, further improvements are still needed. In addition, the City's electric utility system should be taken underground to address service disruptions during storm events and to facilitate the beautification of the Fraser Street commercial corridor.

In summary, the improved portions of the Redevelopment Area are considered blighted areas[1] for the following reasons: (1) Age; (2) Dilapidation; (3) Deterioration; (4) Presence of Structures Below Minimum Code Standards; (5) Excessive Vacancies; (6) Obsolescence; (7) Depreciation of Physical Maintenance; (8) Presence of Potential Environmental Hazards; (9) Lack of Community Planning and (10) Inadequate Utilities.

Vacant areas (to the extent not previously blighted) within the Redevelopment Area were also reviewed by City staff to ensure those parcels qualify as blighted areas or conservation areas. On the basis of such review, the staff discovered the following conditions:

1. Obsolete Platting of the Vacant Land – Much of the area in the middle of the Redevelopment Area is vacant due to removal of once vibrant institutions, including specifically, housing and commercial properties.

[1] Due to our general findings that the Redevelopment Area constituted a blighted area, the less cumbersome determination of the Redevelopment Area as a conservation area was rendered unnecessary.

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

Corner of South Hazard and South Kaminski Streets

2. Deterioration of Structures or Site Improvements in Neighboring Areas Adjacent to the Vacant Land – Several deteriorated structures shown and described are located adjacent to the vacant properties within the Redevelopment Area.

Southwest Corner of Highmarket Street and State Highway 17

3. Tax and Special Assessment Delinquencies on such Land – Some of the properties within the Redevelopment Area have previously been subject to tax sales for tax payment delinquencies and certain of the parcels have outstanding tax liens currently levied against them.

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

In summary, the unimproved portions of the Redevelopment Area are considered blighted areas[2] for the following reasons: (1) Obsolete Platting of the Vacant Land; (2) Deterioration of Structures or Site Improvements in Neighboring Areas Adjacent to the Vacant Land; and (3) Tax and Special Assessment Delinquencies on the Land.

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

[2] The standards for determining if vacant land is in a blighted area are substantially similar to those for a finding that the vacant land constitutes a conservation area.

IV. Redevelopment Objectives

Based on the problems identified in the Redevelopment Area, the City believes that publicly funded improvements are necessary to upgrade the Redevelopment Area and to stimulate private investment. In so doing, potential redevelopment can promote the health, safety, morals, and welfare of the public and alleviate or potentially eradicate the blighted conditions. Redevelopment projects and activities in the Redevelopment Area will focus on the provision of adequate public facilities, including, but not limited to, street improvements, hardscaping (curbs, gutters and sidewalks), utility improvements (storm water, sewer, water and electric), landscaping and other general improvements.

To meet this overall goal, the City has established the following primary objectives for their Redevelopment Plan:

- Develop a comprehensive and long-term plan to guide future development in the Redevelopment Area;
- Support the development of multi-family housing within the Redevelopment Area;
- Improve the appearance, image and development of the Redevelopment Area with landscaping/streetscaping/hardscaping;
- Stimulate private investment in the area, expanding the tax base and increasing tax revenue;
- Create additional job opportunities for residents of the City;
- Provide for general infrastructure improvements (through rehabilitation and new service connections);
- Develop a greenway within the Fraser Street corridor that is linked to other improvements in the City's downtown area;
- Increase public awareness of the Redevelopment Area;
- Foster and promote the growth of cultural heritage tourism and retail business opportunities;
- Provide additional recreational and cultural opportunities in the area in connection with other pedestrian improvements;
- Promote new parking, walking and public transportation and other pedestrian-friendly opportunities to improve access to the Redevelopment Area; and
- Provide an impetus for residential and commercial development in the areas within and adjacent to the Redevelopment Area.

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

V. Public Development Activities

The City plans to undertake a variety of projects (the "***Redevelopment Projects***") within the Redevelopment Area. Timing of the projects will depend upon the growth of the Redevelopment Area and the availability of financing alternatives. Some improvements will be implemented in conjunction with other public improvements, public organizations and/or private developers.

Redevelopment Projects will include the following:

(1) Planning/Implementation – The successful revitalization of the Redevelopment Area requires adequate planning for proper implementation. Planning assistance will be secured from consultants, the City's economic development personnel, and the County's economic development personnel. In utilizing consultants and other advisors, the City shall expend money for redevelopment project costs (as defined in the TIF Law).

(2) Landscaping, Streetscaping and Hardscaping – Landscaping, streetscaping and hardscaping improvements throughout the Redevelopment Area.

(3) General Infrastructure Improvements - Storm Water, Sewer, Water and Electric improvements; such improvements shall specifically include the underground placement of electrical utility lines.

(4) Harborwalk Improvements and Expansion – Improvements to and expansion of the bulkhead and walkway.

(5) Goat Island Improvements – Day docks and passive parks.

(6) Recreation Improvements – Construction of parks, greenspace and other public recreation amenities, including, but not limited to an aquatic center.

(7) Parking (Decked and Surface) – Construction of a parking garage or garages. Construction of or rehabilitation of existing surface level parking and on-street parking.

(8) Dredging and related waterway improvements – Dredging of and other necessary improvements to the Georgetown Harbor and surrounding areas as necessary for sustained operations of the SC Ports Authority and recreational endeavors.

(9) Property Acquisition and Development – The City intends to acquire and assemble land and other property (as improved or vacant) and thereafter perform remediation, demolition, clearing, grading relocation, rehabilitation, reconstruction, repair and remodeling of such property for resale, development and redevelopment by the City, other public bodies and private investors/developers.

Any of the above Redevelopment Projects may be located or constructed outside of the Redevelopment Area. To the extent any Redevelopment Project is located or constructed outside of the Redevelopment

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

Area, such projects shall be located within the municipal limits of the City and should be analyzed for the benefits accruing to the Redevelopment Area.

Further, any of the Redevelopment Projects shall include all necessary Redevelopment Project Costs as such term is used and defined in the TIF Law. The proceeds of any Redevelopment Projects by the City shall be deposited in accordance with the provisions the provisions of the TIF Law.

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

VI. Private Investment in the Redevelopment Area

One of the foremost objectives of the City's redevelopment efforts in the Redevelopment Area is to attract private investment. As the Redevelopment Projects proceed, the private property owners and businesses in the Redevelopment Area will be encouraged to make infrastructure improvements to accommodate and to take full advantage of the planned public investment. This investment will vary according to individual circumstances. Importantly, the City expects vacant properties to be purchased for new businesses and other properties to be razed and replaced with other structures. A number of properties offer potential for development by private investors. These sites include: (a) the southwest corner of Highmarket and S. Fraser Streets; (b) commercial development of the west side of S. Fraser Street from Bourne to Highmarket Streets; (c) the southeast corner of Highmarket and S. Fraser Streets; (d) the seven hundred block of Front Street; (e) development of a downtown hotel; and (f) mixed-use development on a portion of City property located near Church Street. Due to the abandonment of several buildings, along with developable vacant property, the City believes that the Redevelopment Area is a prime location for commercial and limited residential redevelopment. The estimated value of each of these developments, both planned and projected is as follows:

Estimated Value of Private Investment

Activity	Cost
Southwest Corner of Highmarket and S. Fraser Streets	$5,000,000
Commercial Development of the West Side of S. Fraser Street	2,000,000
Southeast Corner of Highmarket and S. Fraser Streets	1,000,000
Seven Hundred Block of Front Street	5,000,000
Development of Downtown Hotel	15,000,000
Mixed-Use Development on Church Street	10,000,000
Total	**$38,000,000**

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

VII. Redevelopment Projects

If growth occurs in the Redevelopment Area and new private investment in such area generated sufficient revenue to fund some or all of the Redevelopment Projects outlined in Section V herein, it is anticipated the costs of such improvements (costs based on estimated linear footage) would be:

Activity	Cost
Planning and Implementation	$500,000
Landscaping, Streetscaping and Hardscaping	2,500,000
General Infrastructure Improvements:	
Storm Water	3,000,000
Sewer	3,000,000
Water	1,000,000
Electric	5,000,000
Harborwalk Improvements and Expansion	1,000,000
Goat Island Improvements (day docks and passive parks)	1,500,000
Recreation Improvements	4,500,000
Parking	10,000,000
Dredging and related waterway improvements	4,000,000
Property Acquisition and Development	4,000,000
Total	**$40,000,000**

Due to a number of factors, it is expressly recognized that all of the Redevelopment Projects anticipated and discussed herein may be not be feasible. In light of limited availability of financing or related capital, the City shall prioritize the Redevelopment Projects in a manner that it, in its sole discretion, may determine will provide the most likelihood of redevelopment within the Redevelopment Area.

In addition to the costs of the Redevelopment Projects delineated above (to include any redevelopment project costs) and after the TIF Bonds are issued, it is expected that long term maintenance (including lot clearing, as necessary, code enforcement and other City services) of the Redevelopment Area and improvements proposed by the Redevelopment Projects shall cost the City approximately $500,000 per year.

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

VIII. Redevelopment Financing

The costs for Redevelopment Project could be paid from several sources. These sources include:

(1) TIF Bonds issued by the City;

(2) Pay as you go financing payable from the Tax Increment Revenues;

(3) Available State and Federal grants;

(4) Private contributions;

(5) Local hospitality fee money;

(6) Revenue Bonds secured by the revenues of the City's combined public utility system;

(7) General obligation bonds issued by the City;

(8) Special source revenue bonds or credits issued by the City or Georgetown County; and

(9) Other funds available to the City.

The sources and amounts of the financing from various sources will depend upon the availability of those funding sources. TIF Bonds, in one or more series, will be issued to pay for Redevelopment Projects (when and if financing is available). The TIF Law requires that the initial series of TIF Bonds be issued within 10 years after adoption by the City of an ordinance approving this Redevelopment Plan. No TIF Bonds will be issued that exceed the term of this Redevelopment Plan (as discussed in the Introduction hereto). The par amount of TIF Bonds shall not exceed $40,000,000.

Should the City so determine, any TIF Bonds may be further secured by a pledge and a lien upon the revenues of the City's Combined Public Utility System as further provided in the TIF Law.

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

IX. Impact on affected Taxing Districts

As of Fiscal Year 2018, the most recent year for which assessed values were made available, properties within the boundaries of the Redevelopment Area had an estimated total assessed value of $3,070,252. Real property taxes on this assessment are estimated (based on 2018 millage levies) to be as follows:

Taxing Districts	Tax Revenues
City of Georgetown (99 mills)	$303,955
Georgetown County School District (138.2 mills)	424,309
Georgetown County (62.1 mills)	190,356
Total (299.3 mills)	**$918,620**

During the redevelopment process the City, the County, and the Georgetown County School District will continue to receive real property tax revenues at the same approximate level as that shown above, even after the adoption of this Redevelopment Plan and the initiation of Redevelopment Projects. The Tax Increment Revenues (paid into the Special Tax Allocation Fund (as defined in the TIF Law)), which will be used to pay debt service on the TIF Bonds and fund Redevelopment Projects on a pay as you go basis, constitute new taxes resulting from growth and value increases within the Redevelopment Area. No Taxing District (including the City), regardless of their consent to the imposition of the new tax increment, will lose existing tax revenue as a result of the implementation of this Redevelopment Plan.

The creation of the TIF District has no impact on personal property taxes collected within the Redevelopment Area. The Taxing Districts will continue to receive tax income from personal property at the existing level and will benefit from all future increases. Even as the City collects Tax Increment Revenues to provide for redevelopment, revenue increases should be realized by all Taxing Districts as a result of investments within the Redevelopment Area.

In summary, this Redevelopment Plan and the Redevelopment Projects authorized herein are expected to have a neutral or positive overall impact on the tax revenues of each Taxing District.

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

X. Displacement Impact of Redevelopment Plan

No displacement of residences or businesses is expected to result from the implementation of the Redevelopment Plan. It is anticipated that all work will take place on public rights of way or on publicly owned property.

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

XI. Properties within the Redevelopment Area

Attached hereto as Exhibit B is a listing, by tax map number, of each of the current 363 parcels within the Redevelopment Area. Also included within such Exhibit are the names of the property owners, the property address or location, fair market value as determined by the County, the assessment ratio currently attributable to each parcel and the assessed value for each parcel.

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

XII. Future Amendments to the Redevelopment Plan

The current boundaries of the Redevelopment Area were developed with the intention of including all areas within the City's commercial business corridor. As necessary to achieve the objectives of this Redevelopment Plan, the City may amend this plan to include adjacent areas which would benefit from redevelopment activities. Any such amendments to this Redevelopment Plan shall be made in compliance with the TIF Law.

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

XIII. Estimates of Equalized Assessed Value

The most recent (2018) equalized assessed value for the Redevelopment Area is $3,070,252; it is estimated that the equalized assessed value after redevelopment (2048) will be $8,000,000.

Real property taxes to be derived from this estimated assessment are anticipated (based on 2018 millage levies) to be as follows:

Taxing Districts	Tax Revenues
City of Georgetown (99 mills)	$792,000
Georgetown County School District (138.2 mills)	1,105,600
Georgetown County (62.1 mills)	496,800
Total (299.3 mills)	**$2,394,400**

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

Exhibit A
Maps of the Redevelopment Area

A1 – Boundary of the Redevelopment Area

A2- Parcels within Redevelopment Area

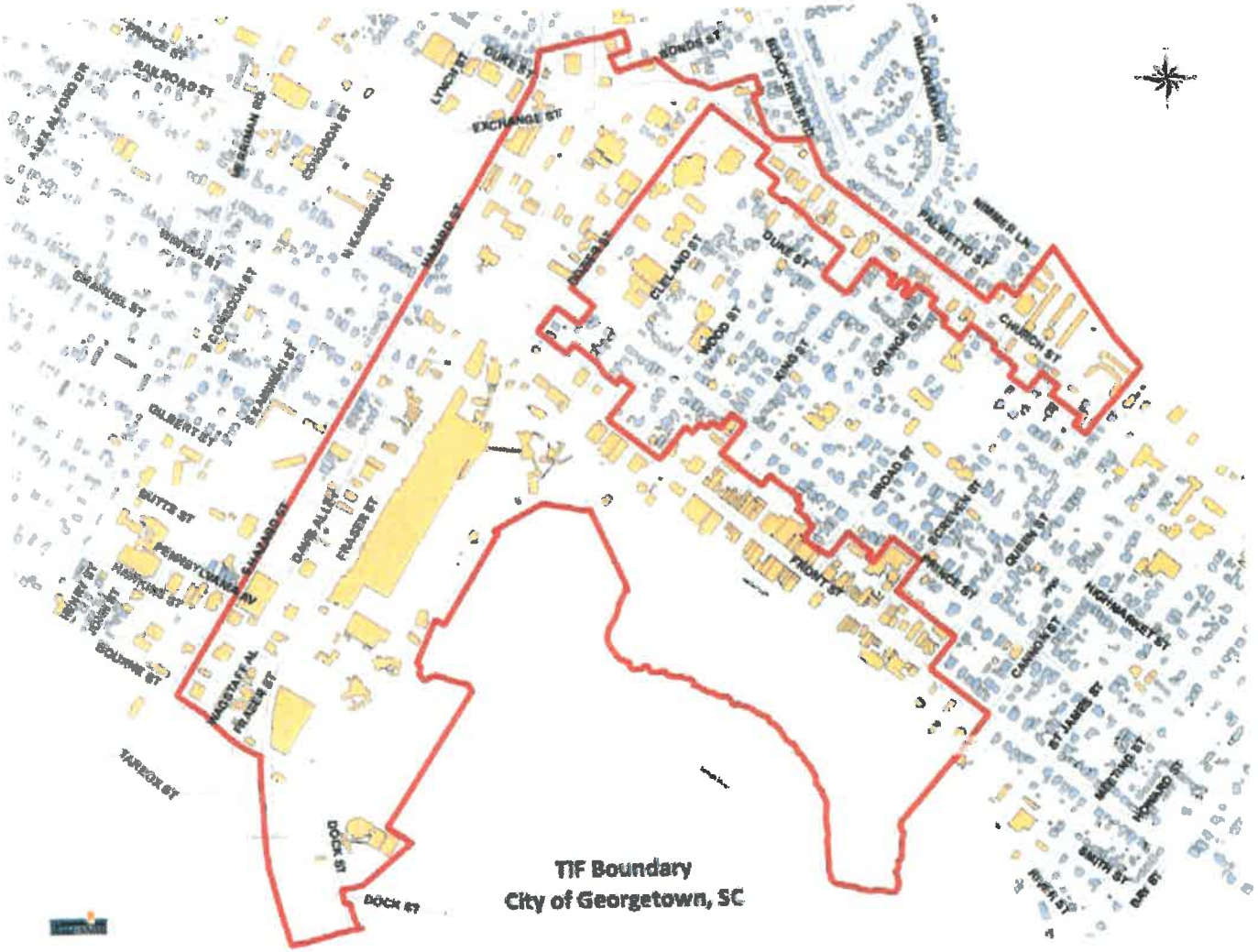
A3-Current Zoning Classifications within the Redevelopment Area

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

A1 – Boundary of the Redevelopment Area

A-1

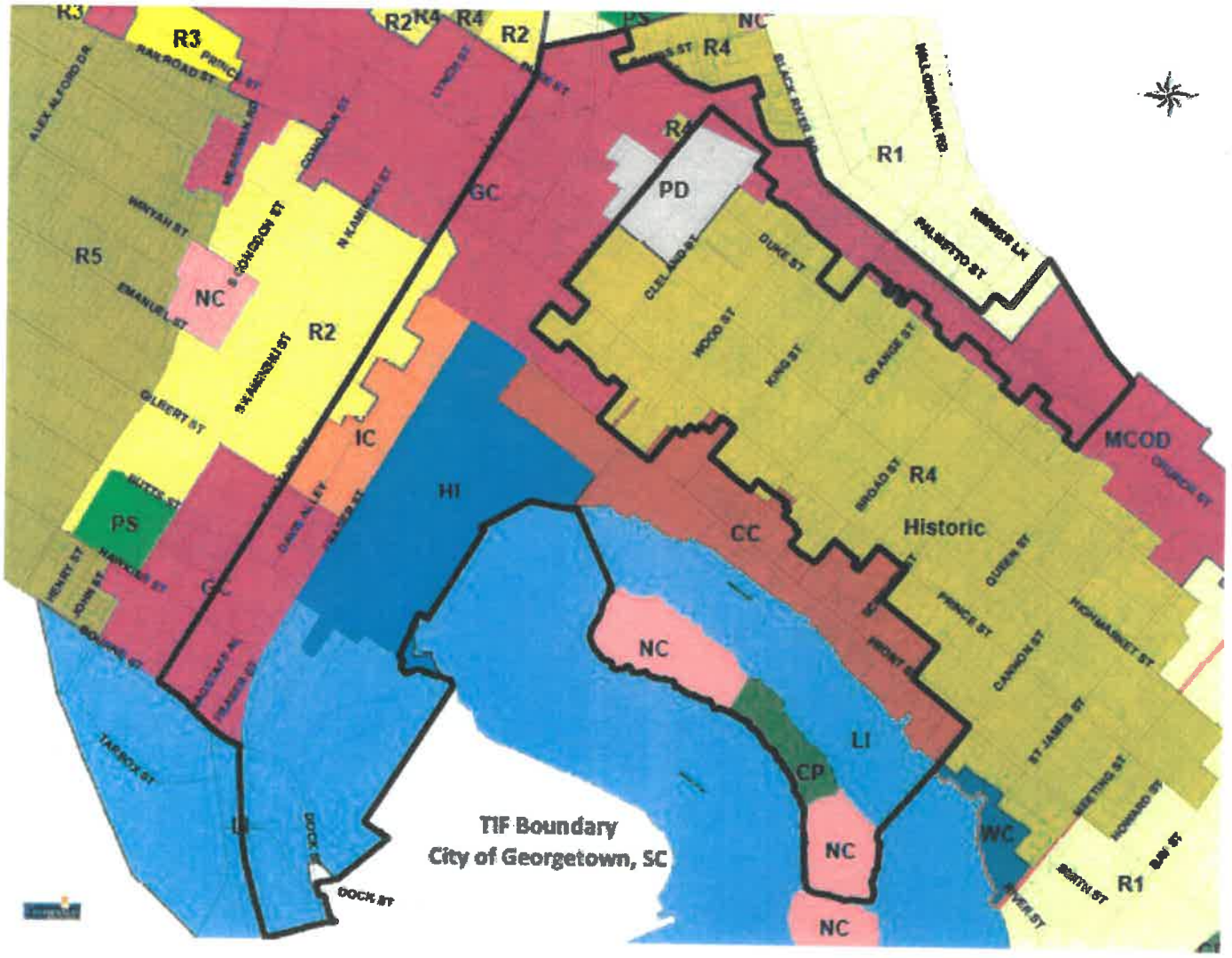
A2- Parcels within Redevelopment Area



A-2

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

A3-Current Zoning Classifications within the Redevelopment Area



A-3

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

Exhibit B

Properties Located within Redevelopment Area

TIF - CITY OF GEORGETOWN — 29-Nov-18

TMS#		LOCATION	OWNER	TOTAL VALUE	ASSESSED VALUE	
05-0019-007-00-00	411	N FRASER	GEORGETOWN DEVELOPERS LLC	$20,300	$1,218	
05-0019-008-00-00	430	N FRASER	MINGO CAPITAL LLC	$185,200	$11,112	
05-0019-012-00-00	403	NORTH FRASER	GEORGETOWN DEVELOPERS LLC	$945,100	$56,706	
05-0019-013-00-00	405	NORTH FRASER	GEORGETOWN DEVELOPERS LLC	$102,600	$6,156	
05-0019-013-02-00	0	NORTH FRASER	GEORGETOWN DEVELOPERS LLC	$216,000	$12,960	
05-0019-016-00-00	415	NORTH FRASER	PAPADOPOULOS ANTHONY	$244,000	$14,640	
05-0019-018-00-00	422	N FRASER	ST JAMES - SANTEE FAMILY HEALTH C	$364,800	$0	
05-0019-039-00-00	1310	CHURCH	BURGER KING CORPORATION	$746,900	$44,814	
05-0019-066-00-00		CHURCH	GARCIA ROBERTO	$55,000	$3,300	
05-0019-088-00-00	1200	CHURCH	HASELDEN OIL CO	$130,000	$7,800	
05-0019-090-00-00	1200	CHURCH	SEAPORT OIL COMPANY INC	$33,800	$2,028	
05-0019-094-00-00	1210	CHURCH	COASTAL COMPLETE HOUSING LLC	$35,400	$2,124	
05-0019-095-00-00	1212	CHURCH	INDIAN CREEK NORTH LLC	$38,500	$2,310	
05-0019-096-00-00	1222	CHURCH	EDWARDS JO ANNE	$86,300	$5,178	
05-0019-097-00-00	1228	CHURCH	ROCKEY JANET S TRUSTEE	$11,000	$660	
05-0019-098-00-00	1230	CHURCH	GARCIA ROBERTO	$284,700	$17,082	
05-0019-099-00-00	1315	CHURCH	POGUE KATHARINE FIGUET PATE	$140,800	$8,448	
05-0019-100-00-00	1321	CHURCH	NELSON FAMILY LIMITED PART	$554,700	$33,282	
05-0019-100-01-00	1311	CHURCH	POGUE KATHARINE FIGUET PATE	$516,100	$30,966	
05-0019-100-02-00	1331	CHURCH	NELSON THOMAS R	$370,300	$22,218	
05-0019-101-00-00	1304	DUKE	NELSON FAMILY LMTD PARTNERSHIP	$84,900	$5,094	
05-0019-102-00-00	1302	DUKE	NELSON FAMILY PARTNERSHIP THE	$54,700	$3,282	
05-0019-103-00-00	401	DOZIER	GEORGETOWN CNTY FARM BUREAU	$167,500	$10,050	
05-0019-104-00-00	403	DOZIER	SMALLS MARIE A	$64,000	$2,560	
05-0019-105-00-00	405	DOZIER	CROSBY ELISE F	$116,800	$6,948	
05-0019-106-00-00	407	DOZIER	EADDY CAROL A	$90,100	$3,604	
05-0019-107-00-00	0	NORTH FRASER	CRIBB J MELVIN	$96,100	$5,766	
05-0019-108-00-00	317	NORTH FRASER	CRIBB J MELVIN	$23,000	$1,380	
05-0019-109-00-00	320	NORTH FRASER	PRICE ROBERT K	$132,200	$7,932	
05-0019-110-00-00	330	NORTH FRASER	PRICE ROBERT K	$473,500	$28,410	
05-0019-111-00-00	330	NORTH FRASER	PRICE ROBERT K	$101,400	$6,084	
05-0019-112-00-00	0	DUKE	PRICE ROBERT K	$40,000	$2,400	
05-0019-113-00-00	325	DOZIER	COUNTY OF GEORGETOWN	$3,322,800	$0	
05-0019-118-00-00		NORTH FRASER	PRICE ROBERT K	$5,400	$324	
05-0019-123-00-00		HIGHMARKET	COUNTY OF GEORGETOWN	$320,000	$0	
05-0019-124-00-00	1306	HIGHMARKET	PRICE ROBERT K	$449,300	$26,958	
05-0019-145-00-00	418	CLELAND	CASE RONALD L	$168,400	$10,104	
05-0019-146-00-00	1109	CHURCH	HF PROPERTIES LLC	$71,000	$4,260	
05-0019-147-00-00	1107	CHURCH	SCHOOLER LOIS I	$153,700	$9,222	
05-0019-147-01-00		WOOD	C2G2 LLC	$14,900	$894	
05-0019-148-00-00	1105	CHURCH	C2G2 LLC	$286,000	$17,160	
05-0019-150-00-00	1101	CHURCH	C2G2 LLC	$336,500	$20,190	
05-0019-151-00-00	419	WOOD	C2G2 LLC	$228,100	$13,686	
05-0023-001-00-00	320	EXCHANGE	SHOPTAW FAMILY LLC	$506,400	$30,384	
05-0023-008-00-00	307	N FRASER	MCDONALD CORPORATION	$1,006,900	$60,414	
05-0023-012-00-00	300	N FRASER	GEORGETOWN AUTO SALES INC	$175,800	$10,548	
05-0023-013-00-00	1414	HIGHMARKET	FABIAN JOSEPH	$200,000	$12,000	
05-0023-014-00-00	1414	HIGHMARKET	FABIAN JOSEPH	$239,000	$14,340	
05-0023-015-00-00	1424	HIGHMARKET	BAKER CARROL E JR	$545,000	$32,700	
05-0023-017-00-00	1409	HIGHMARKET	HILLS MANAGEMENT COMPANY LLC	$132,100	$7,926	
05-0023-018-00-00	0	HIGHMARKET	HILLS MANAGEMENT COMPANY LLC	$69,600	$4,176	
05-0023-019-00-00	217	N FRASER	HILLS MANAGEMENT COMPANY LLC	$13,500	$810	
05-0023-020-00-00	215	N FRASER	HILLS MANAGEMENT COMPANY LLC	$107,000	$6,420	
05-0023-020-01-00		N FRASER	FORD F B JR	$31,700	$1,902	
05-0023-021-00-00	205	N FRASER	FORD MARY LOUISE	$336,900	$20,214	
05-0023-022-00-00	1415	HIGHMARKET	AMERIGAS PROPANE L P	$340,700	$20,442	

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

TIF - CITY OF GEORGETOWN

29-Nov-18

TMS#		LOCATION	OWNER	TOTAL VALUE	ASSESSED VALUE	
05-0023-022-01-00		PRINCE	FORD F B JR	$123,000	$7,380	
05-0023-022-02-00	205	N FRASER	FORD F B JR	$135,300	$8,118	
05-0023-022-05-00	1429	HIGHMARKET	FOXWORTH CHARLES D	$218,400	$13,104	
05-0023-026-00-00	2318	HIGHMARKET	DEEP ENTERPRISE LLC	$334,200	$20,052	
05-0023-026-01-00	226	N FRASER	JORDAN MICHAEL A CO-TRUSTEE	$45,900	$2,754	
05-0023-027-00-00	1313	HIGHMARKET	JORDAN MICHAEL A TRUSTEE	$118,100	$7,086	
05-0023-028-00-00	1309	HIGHMARKET	JORDAN MICHAEL A TRUSTEE	$32,400	$1,944	
05-0023-029-00-00	1307	HIGHMARKET	JORDAN MICHAEL A TRUSTEE	$263,100	$15,786	
05-0023-030-00-00	219	DOZIER	GRAYSTONE HOLDINGS LLC	$131,900	$7,914	
05-0023-031-00-00	215	DOZIER	HALL VETERINARY PROPERTIES LLC	$351,000	$21,060	
05-0023-033-00-00	213	DOZIER	BIZ VESTORS LLC	$129,300	$7,758	
05-0023-034-00-00	211	DOZIER	RABON JOE D	$27,000	$1,620	
05-0023-035-00-00	209	DOZIER	TRIOLOGY VENTURES LLC	$41,500	$2,490	
05-0023-036-00-00	202	NORTH FRASER	JORDAN MICHAEL A TRUSTEE	$182,300	$10,938	
05-0023-039-00-00	129	N FRASER	CITY OF GEORGETOWN	$1,976,200	$0	
05-0023-040-00-00		NORTH FRASER	CITY OF GEORGETOWN	$5,400	$0	
05-0023-041-00-00	125	N FRASER	GEORGETOWN AUTO PARTS CO INC	$40,000	$2,400	
05-0023-079-00-00	110	N HAZARD	STAFFORD BETTY	$90,300	$3,612	
05-0023-080-00-00	108	N HAZARD	HARTMAN RANDY W	$31,300	$1,252	
05-0023-081-00-00	102	N HAZARD	SHELLEY ARTHUR GERALD JR	$57,300	$2,292	
05-0023-082-00-00	1430	FRONT	MAU CRYSTAL M	$34,700	$2,082	
05-0023-083-00-00	1424	FRONT	THOMAS TERRY T	$46,800	$2,808	
05-0023-084-00-00	1418	FRONT	TUPACZ EDWARD K TRUSTEE	$49,000	$2,940	
05-0023-084-02-00	0	N FRASER	SEABOARD COAST LINE RAILROAD	$21,600	$1,296	
05-0025-002-00-00	1414	GILBERT	UNITED CHRISTIAN OUTREACH CHUR	$37,800	$0	
05-0025-003-00-00	1414	GILBERT	UNITED CHRISTIAN OUTREACH CHUR	$249,300	$0	
05-0025-004-00-00	325	HAZARD	EVANS JAMES C	$128,100	$7,686	
05-0025-005-00-00	321	HAZARD	TISDALE BEN JAMES JR	$48,300	$1,932	
05-0025-006-00-00	1423	EMANUEL	ARCELORMITTAL GEORGETOWN INC	$86,800	$0	
05-0025-007-00-00	0	EMANUEL	ARCELORMITTAL GEORGETOWN INC	$31,100	$0	
05-0025-008-00-00	0	EMANUEL	ARCELORMITTAL GEORGETOWN INC	$24,300	$0	
05-0025-009-00-00	306	S FRASER	PENDULUM PROPERTIES LLC	$181,100	$10,866	
05-0025-012-00-00	310	S FRASER	PARSONS IVAN E JR	$340,900	$20,454	
05-0025-013-00-00	320	S FRASER	PARSON IVAN EARL JR	$27,000	$1,620	
05-0025-014-00-00	316	S FRASER	CANNON TIMOTHY ALAN	$147,300	$8,838	
05-0025-015-00-00	334	SOUTH FRASER	TLC CAR WASH LLC	$78,300	$4,698	
05-0025-017-00-00	342	SOUTH FRASER	COX KEVIN RITCHIE	$149,600	$8,976	
05-0025-018-00-00	1418	GILBERT	UNITED CHRISTIAN OUTREACH CHUR	$653,600	$0	
05-0025-047-00-00		SOUTH HAZARD	ARCELORMITTAL GEORGETOWN INC	$459,000	$0	
05-0025-048-00-00	0	GILBERT	ARCELORMITTAL GEORGETOWN INC	$114,800	$0	
05-0025-049-00-00	0	S FRASER	RASHEED LAWRENCE EDWARD ET AL	$54,000	$3,240	
05-0025-050-00-00	406	S FRASER	TIME WARNER CABLE SOUTHEAST LLC	$83,100	$0	
05-0025-051-00-00	408	S FRASER	HOLLADAY ENTERPRISES LLC	$179,500	$10,770	
05-0025-052-00-00	0	S FRASER	ARCELORMITTAL GEORGETOWN INC	$54,000	$3,240	
05-0025-053-00-00	416	S FRASER	ARCELORMITTAL GEORGETOWN INC	$54,000	$3,240	
05-0025-055-00-00	422	SOUTH FRASER	LWIT LLC	$313,800	$18,828	
05-0025-057-00-00	0	BUTTS	ARCELORMITTAL GEORGETOWN INC	$114,800	$0	
05-0025-059-03-00	0	S FRASER	ARCELORMITTAL GEORGETOWN INC	$114,800	$0	
05-0025-109-00-00		BUTTS	MMC INVESTMENTS LLC	$592,500	$35,550	
05-0025-113-00-00	508	SOUTH FRASER	MMC INVESTMENTS LLC	$307,500	$18,450	
05-0025-114-00-00	0	SOUTH FRASER	YOUNG JOHNNIE J	$40,500	$2,430	
05-0025-115-00-00	1428	HAWKINS	YOUNG JOHNNIE J	$97,600	$5,856	
05-0025-115-01-00	530	SOUTH FRASER	MONEYLINE PROPERTIES LLC	$225,000	$13,500	
05-0025-116-00-00	1432	HAWKINS	YOUNG JOHNNIE J	$24,300	$1,458	
05-0025-117-00-00	1432	HAWKINS	YOUNG JOHNNIE J	$33,300	$1,998	
05-0025-118-00-00	1434	HAWKINS	YOUNG JOHNNIE J	$265,800	$15,948	

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

TIF - CITY OF GEORGETOWN — 29-Nov-18

TMS#		LOCATION	OWNER	TOTAL VALUE	ASSESSED VALUE
05-0026-069-00-00		N FRASER	CITY OF GEORGETOWN	$74,300	$0
05-0026-070-00-00		N FRASER	CITY OF GEORGETOWN	$33,800	$0
05-0026-071-00-00	120	NORTH FRASER	CITY OF GEORGETOWN	$3,229,000	$0
05-0026-085-00-00		FRONT	ARCELORMITTAL GEORGETOWN INC	$255,700	$15,342
05-0026-085-01-00	113	CLELAND	CITY OF GEORGETOWN A MUN CORP	$45,600	$0
05-0026-085-02-00		FRONT	CITY OF GEORGETOWN	$13,500	$0
05-0026-087-00-00	1200	FRONT	CHARLIES MUSIC CO INC	$100,600	$6,036
05-0026-098-00-00	1224	FRONT	CITY OF GEORGETOWN	$164,500	$0
05-0026-100-00-00	1224	FRONT	CITY OF GEORGETOWN	$13,600	$0
05-0026-101-00-00	118	CLELAND	CAROLINA CREATIONS SALON & DAY	$48,300	$2,898
05-0026-119-00-00	1114	FRONT	ARCELORMITTAL GEORGETOWN INC	$29,800	$1,788
05-0026-120-00-00	1116	FRONT	RASHEED RATEEBA	$43,200	$2,592
05-0026-121-00-00	1118	FRONT	CAROLINA CREATIONS SALON & DAY	$93,100	$5,586
05-0026-134-00-00	1003	PRINCE	C J B HOLDING & TRUST COMPANY LL	$118,000	$7,080
05-0026-135-00-00	129	KING	MELBAR HOLDINGS LLC	$92,800	$5,568
05-0026-136-00-00	125	KING	WALKER CATHERINE	$27,000	$1,620
05-0026-137-00-00	123	KING	HUB LLC THE	$144,100	$8,646
05-0026-138-00-00	1002	FRONT	WELLS FARGO BANK SOUTH CENTRAL	$593,000	$35,580
05-0026-140-00-00	1012	FRONT	IED III HOLDINGS LLC	$486,700	$29,202
05-0026-143-00-00	936	FRONT	VARNER KENT P	$95,300	$5,718
05-0026-143-01-00	100	KING	WATKINS JOHN M	$48,200	$2,892
05-0026-144-00-00	102	KING	MOBLEY JAMES E	$56,200	$3,372
05-0026-145-00-00	120	KING	ANDAMULE LLC	$220,000	$13,200
05-0026-152-00-00		ORANGE	CITY OF GEORGETOWN	$150,000	$0
05-0026-153-00-00	107	ORANGE	POBUCKRA PROPERTIES LLC	$83,000	$4,980
05-0026-154-00-00	902	FRONT	POBUCKRA PROPERTIES LLC	$81,500	$4,890
05-0026-155-00-00	904	FRONT	POBUCKRA PROPERTIES LLC	$81,000	$4,860
05-0026-155-01-00	0	FRONT	POBUCKRA PROPERTIES LLC	$25,700	$1,542
05-0026-156-00-00	908	FRONT	OUTLAW GERRY	$226,400	$11,876
05-0026-157-00-00	910	FRONT	DAS PROPERTIES OF SC LLC	$346,600	$20,796
05-0026-158-00-00	912	FRONT	CAPELL LOXI ANNE	$41,200	$2,472
05-0026-159-00-00	914	FRONT	WATKINS JURMIE E JR	$123,100	$7,386
05-0026-160-00-00	916	FRONT	916 HOLDINGS LLC	$145,200	$8,712
05-0026-161-00-00	918	FRONT	916 HOLDINGS LLC	$118,700	$7,122
05-0026-162-00-00	920	FRONT	DIAMOND COLLECTION INTL LLC	$116,500	$6,990
05-0026-164-00-00	922	FRONT	MCLAUGHLIN RHONDA	$96,000	$5,760
05-0026-165-00-00	924	FRONT	ROBERTS BETTY J	$109,300	$6,558
05-0026-166-00-00	926	FRONT	DANIELS HOLDINGS	$124,600	$7,476
05-0026-166-01-00	0	FRONT	DANIELS HOLDINGS	$18,900	$1,134
05-0026-168-00-00	932	FRONT	ANDAMULE LLC	$87,709	$5,262
05-0026-169-01-00	930	FRONT	JOHN WILLIAM POPE FOUNDATION TH	$254,900	$15,294
05-0026-170-00-00	117	SOUTH HAZARD	SMALLS CLARENCE C	$26,600	$1,596
05-0026-171-00-00	115	HAZARD	JOHNSON TRISTAN	$45,100	$1,804
05-0026-172-00-00	1429	FRONT	LOGAN SHALENE S	$79,700	$3,188
05-0026-173-00-00	1423	FRONT	THORNTON WALLETTA MCKNIGHT	$259,300	$15,558
05-0026-174-00-00	0	FRONT	LIVINGSTON MARTIN	$113,000	$6,780
05-0026-175-00-00	102	S FRASER	LIVINGSTON MARTIN	$139,700	$8,382
05-0026-176-00-00	106	S FRASER	LIVINGSTON MARTIN	$39,200	$2,352
05-0026-177-00-00		S FRASER	MCCLARY JESSIE S III	$13,500	$810
05-0026-178-00-00		S FRASER	MCCLARY JESSIE S III	$19,800	$1,188
05-0026-179-00-00		S FRASER	PENDULUM PROPERTIES LLC	$19,500	$1,170
05-0026-180-00-00		SOUTH FRASER	R & R REAL ESTATE INVST LLC	$23,000	$1,380
05-0026-181-00-00	130	SOUTH FRASER	RICHARDSON CHARLES M JR	$34,800	$2,088
05-0026-182-00-00		SOUTH FRASER	R & R REAL ESTATE INVESTMENTS	$28,100	$1,686
05-0026-183-00-00		S FRASER	GRAMPSIE S LLC	$25,700	$1,542
05-0026-184-00-00	1414	WINYAH	LIGHTHOUSE OF JESUS CHRIST THE	$93,900	$0

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

TIF - CITY OF GEORGETOWN

29-Nov-19

TMS#		LOCATION	OWNER	TOTAL VALUE	ASSESSED VALUE	
05-0026-185-00-00	1424	WINYAH	SITAS CHRISTOS	$73,400	$4,404	
05-0026-186-00-00	1422	WINYAH	SITAS CHRISTOS	$60,200	$3,612	
05-0026-187-00-00	123	SOUTH HAZARD	ANGUS JAMES LLC	$12,800	$768	
05-0026-188-00-00	241	HAZARD	BONDS SAMUEL BRADFORD	$57,900	$3,474	
05-0026-189-00-00	235	HAZARD	VANDERHORST LILA	$40,600	$2,436	
05-0026-190-00-00	231	HAZARD	HUNT HARRIET S	$38,600	$1,544	
05-0026-191-00-00	225	HAZARD	BRITTON EDWARD	$42,100	$2,526	
05-0026-192-00-00	221	HAZARD	GILES	$37,100	$1,484	
05-0026-194-00-00	1423	WINYAH	GEORGETOWN COUNTY ALCOHOL	$155,700	$0	
05-0026-195-00-00	1415	WINYAH	OPPORTUNITY GROUP REALTY LLC	$20,300	$1,218	
05-0026-199-00-00	204	S FRASER	MMC INVESTMENTS LLC	$433,500	$26,010	
05-0026-202-00-00		S FRASER	MMC INVESTMENTS LLC	$16,900	$1,014	
05-0026-203-00-00	218	S FRASER	TAYLOR BILLY E JR	$95,600	$5,736	
05-0026-204-00-00	218	SOUTH FRASER	MEMMINGER DAN JR	$47,600	$2,856	
05-0026-205-00-00	220	SOUTH FRASER	ETHERIDGE LORA S	$32,500	$1,950	
05-0026-206-00-00		SOUTH FRASER	WEBSTER WILLIAM T	$47,300	$2,838	
05-0026-207-00-00	228	SOUTH FRASER	WEBSTER WILLIAM T	$101,200	$6,072	
05-0026-208-00-00	230	S FRASER	CORNELIUS JEFFERSON III LLC	$97,800	$5,868	
05-0026-209-00-00	1414	EMANUEL	MCCLARY JESSIE S III	$27,000	$1,620	
05-0026-210-00-00	1426	EMANUEL	BONDS MARGARETTA	$31,400	$1,884	
05-0026-211-00-00	228	DAVIS ALLEY	GREGORY PATRICIA C	$28,200	$1,692	
05-0026-212-00-00	224	DAVIS ALLEY	ZARAGOZA ANGEL COBOS	$29,100	$1,746	
05-0026-213-00-00	220	DAVIS ALLEY	NELSON LEONARD LAVERN	$32,000	$1,920	
05-0026-214-00-00	218	DAVIS ALLEY	GILES ANTHONY LAMONT ET AL	$10,800	$648	
05-0026-255-00-00	1113	FRONT	NEW COMMUNICATIONS OF THE CARO	$540,400	$0	
05-0026-256-00-00	1111	FRONT	LAWRIMORE CHALMERS P JR ET AL	$394,800	$23,688	
05-0026-257-00-00	1103	FRONT	LAWRIMORE CHALMERS P JR ET AL	$338,500	$20,310	
05-0026-264-00-00	1031	FRONT	STERN FIRST LLC	$613,500	$36,810	
05-0026-265-00-00	1019	FRONT	NSCDA-SC STEWART-PARKER HOUSE	$1,098,200	$0	
05-0026-266-00-00	1003	FRONT	CITY OF GEORGETOWN	$1,490,800	$0	
05-0026-267-00-00	1001	FRONT	DUNCAN DEVELOPMENT LLC	$986,900	$59,214	
05-0026-268-00-00		FRONT	CITY OF GEORGETOWN	$433,500	$0	
05-0026A-001-00-00	420	SOUTH FRASER	ARCELORMITTAL GEORGETOWN INC	$764,900	$0	
05-0026A-002-00-00		FRONT	ARCELORMITTAL GEORGETOWN INC	$894,300	$53,658	
05-0026A-004-00-00		FRONT	WWWR REAL PROPERTIES LLC ET AL	$82,800	$4,968	
05-0026A-005-00-00		SOUTH FRASER	S C STATE PORTS AUTHORITY	$1,745,000	$0	
05-0027-025-00-00	802	CHURCH	WINN HOLDINGS LLC	$167,100	$10,026	
05-0027-031-02-00		CHURCH	STALVEY COMMUNICATIONS LLC	$34,000	$2,040	
05-0027-032-00-00	800	CHURCH	CITY OF GEORGETOWN	$2,936,200	$0	
05-0027-033-00-00	706	CHURCH	BETHEL APARTMENTS INC	$269,400	$16,164	
05-0027-034-00-00	706	CHURCH	BETHEL APARTMENTS INC	$819,200	$49,152	
05-0027-035-00-00		CHURCH	BAPTIST CEMETERY	$176,900	$0	
05-0027-036-00-00	600	CHURCH	PV INC	$596,900	$35,814	
05-0027-047-00-00		CHURCH	SOUTH STATE BANK	$11,500	$690	
05-0027-047-01-00	418	WOOD	BONDS-JANOWSKI WENDY	$43,400	$2,604	
05-0027-048-00-00	422	WOOD	KEITH MONLICA DEAS	$32,600	$1,956	
05-0027-049-00-00	426	WOOD	SHORTBUS LLC	$82,900	$4,974	
05-0027-050-00-00	1027	CHURCH	FBC HOLDINGS LLC	$261,200	$15,672	
05-0027-051-00-00	1025	CHURCH	SOUTH STATE BANK	$528,400	$31,704	
05-0027-052-00-00		CHURCH	SOUTH STATE BANK	$58,900	$3,534	
05-0027-055-00-00	1003	CHURCH	MACCO LODGE #50 F AM	$53,100	$3,186	
05-0027-056-00-00	431	KING	MASONIC LODGE MACEO #50	$27,400	$1,644	
05-0027-060-00-00	413	KING	POBUCKRA PROPERTIES LLC	$490,900	$29,454	
05-0027-071-00-00	0	KING	TAYLOR DOROTHY M LIFE ESTATE	$29,700	$1,782	
05-0027-071-01-00	428	KING	TUPACZ EDWARD K TRUSTEE	$36,100	$2,166	
05-0027-073-00-00	929	CHURCH	TUPACZ EDWARD K TRUSTEE	$107,300	$6,438	

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

TIF - CITY OF GEORGETOWN — 29-Nov-18

TMS#		LOCATION	OWNER	TOTAL VALUE	ASSESSED VALUE	
05-0027-074-00-00	919	CHURCH	TUPACZ EDWARD K TRUSTEE	$23,000	$1,380	
05-0027-075-00-00	929	CHURCH	TUPACZ EDWARD K TRUSTEE	$23,000	$1,380	
05-0027-076-00-00		CHURCH	BROWNE-BROWN MARGO LAVONNE T	$58,700	$3,522	
05-0027-077-00-00	915	CHURCH	ALSTON RUTHENA LIFE ESTATE	$144,700	$5,788	
05-0027-079-00-00	911	CHURCH	RANDY'S BARBER SHOP LLC	$77,400	$4,644	
05-0027-080-00-00	905	CHURCH	DANIELS JAMES C	$60,300	$3,618	
05-0027-081-00-00		ORANGE	MORTON JUDITH M	$27,000	$1,620	
05-0027-082-00-00	429	ORANGE	JACINEZ HOLDINGS LLC	$68,100	$4,086	
05-0027-103-00-00		ORANGE	ROBINSON WILLIE LOUISE CO-TRUST	$19,500	$1,170	
05-0027-104-00-00		ORANGE	ROBINSON WILLIE LOUISE CO-TRUST	$22,500	$1,350	
05-0027-106-00-00	829	CHURCH	ROBINSON WILLIE LOUISE CO-TRUST	$461,600	$27,696	
05-0027-107-00-00	827	CHURCH	PABCO PROPERTIES LLC	$152,800	$9,168	
05-0027-108-00-00	825	CHURCH	RICHARDSON JEAN B	$113,800	$6,828	
05-0027-109-00-00		CHURCH	PABCO PROPERTIES LLC	$39,000	$2,340	
05-0027-110-00-00		CHURCH	AVANT OLIDA W	$23,000	$1,380	
05-0027-111-00-00	433	BROAD	SINGLETON WILLIAM HRS	$60,000	$3,600	
05-0027-120-00-00	715	CHURCH	GEORGETOWN POST NO 114 OF THE	$224,900	$0	
05-0027-122-00-00	713	CHURCH	GEORGETOWN MEM POST 8444 V F W	$45,000	$0	
05-0027-124-00-00	713	CHURCH	VETERANS OF FOREIGN WARS	$169,100	$0	
05-0027-125-00-00	711	CHURCH	GEORGETOWN MEM POST #8444	$76,500	$0	
05-0027-126-00-00	705	CHURCH	MCKNIGHT MICHAEL R	$146,000	$0	
05-0027-127-00-00	703	CHURCH	MCKNIGHT JESSE ET AL	$79,500	$4,770	
05-0027-128-00-00	701	CHURCH	MCKNIGHT BENNY	$40,200	$2,412	
05-0027-141-00-00	631	CHURCH	TERRACE AT SCREVEN LLC THE	$33,500	$2,010	
05-0027-145-00-00	617	CHURCH	MAYBANK ANNIE ET AL	$165,400	$6,616	
05-0027-146-00-00	613	CHURCH	MAYBANK ANNIE ET AL	$205,200	$8,208	
05-0027-147-00-00	611	CHURCH	COUNTY OF GEORGETOWN	$79,800	$0	
05-0028-001-00-00	1420	BOURNE	MCCLARY KENNETH R	$63,400	$3,804	
05-0028-004-00-00	635	HAZARD	MUSE MELISSA A	$60,700	$3,642	
05-0028-007-00-00	609	SOUTH HAZARD	GEORGETOWN MILL SUPPLIES INC	$303,200	$15,192	
05-0028-008-00-00		HAWKINS	GEORGETOWN MILL SUPPLIES INC	$40,500	$2,430	
05-0028-009-00-00	600	SOUTH FRASER	RJJOC HOLDINGS CO LLC	$259,700	$15,582	
05-0028-010-00-00		SOUTH FRASER	RJJOC HOLDINGS CO LLC	$16,500	$990	
05-0028-011-00-00		SOUTH FRASER	TANNER SAMUEL E	$52,400	$3,144	
05-0028-012-00-00	622	S FRASER	SHE KNOWS PROPERTIES LLC	$159,100	$9,546	
05-0028-013-00-00	624	SOUTH FRASER	BALLARD LISA S	$75,000	$4,500	
05-0028-015-00-00	1406	BOURNE	BALLARD LEE C III	$36,500	$2,190	
05-0028-015-01-00	638	SOUTH FRASER	BALLARD ANN HUGHES TRUSTEE	$31,500	$1,890	
05-0028-016-00-00	1412	SOUTH FRASER	BALLARD INVESTMENT PROP LLC	$73,100	$4,386	
05-0028-021-00-00	630	SOUTH FRASER	BOTZ KERRY LYNN	$175,400	$10,524	
05-0028-022-00-00		SOUTH FRASER	ARCELORMITTAL GEORGETOWN INC	$87,800	$0	
05-0028-022-01-00		FRASER	ARCELORMITTAL GEORGETOWN INC	$13,500	$0	
05-0028-023-00-00	620	SOUTH HAZARD	GEO SPECIALTY CHEMICALS INC	$840,000	$0	
05-0028-023-01-00		SOUTH FRASER	ARCELORMITTAL GEORGETOWN INC	$492,100	$0	
05-0028-023-02-00		BOURNE	PRAXAIR INC	$220,000	$0	
05-0028-024-00-00	1360	INTERNATIONAL	INTERNATIONAL PAPER CO	$38,700	$0	
05-0028-024-01-00		SOUTH FRASER	CITY OF GEORGETOWN	$1,142,000	$0	
05-0028-024-01-01		BOURNE	CITY OF GEORGETOWN	$1,400	$0	
05-0028-024-02-00		BOURNE	SOUTH CAROLINA PORTS AUTHORITY	$13,500	$0	
05-0028-024-03-00		DOCK	SOUTHERN LOGGERS COOPERATIVE	$13,600	$810	
05-0028-025-00-00		BOURNE	S C STATE PORTS AUTHORITY	$40,500	$0	
05-0029-016-00-00		ORANGE	FRONT & ORANGE LLC	$13,500	$810	
05-0029-018-00-00		ORANGE	FRONT & ORANGE LLC	$6,800	$408	
05-0029-019-00-00		ORANGE	FRONT & ORANGE LLC	$27,000	$1,620	
05-0029-020-00-00	120	ORANGE	REARDON DEBBY	$159,900	$9,594	
05-0029-032-00-00	800	FRONT	POBUCKRA PROPERTIES LLC	$223,200	$13,392	

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

TIF - CITY OF GEORGETOWN 29-Nov-18

TMS#		LOCATION	OWNER	TOTAL VALUE	ASSESSED VALUE	
05-0029-034-00-00	806	FRONT	TOMLINSON U C JR ET AL	$430,700	$25,842	
05-0029-036-00-00	812	FRONT	CARTER ROBERT ASHLEY SR	$191,300	$11,478	
05-0029-037-00-00	814	FRONT	BARBER HENRIETTA D AS TRUSTEE	$226,100	$13,566	
05-0029-038-00-00	822	FRONT	FRONT & ORANGE LLC	$607,000	$36,420	
05-0029-040-00-00	830	FRONT	FRONT & ORANGE LLC	$454,800	$27,288	
05-0029-041-00-00	732	FRONT	CGB LIMITED PARTNERSHIP	$449,000	$26,940	
05-0029-042-00-00	106	BROAD	C C FERRER LLC	$139,700	$8,382	
05-0029-049-00-00	129	SCREVEN	COUNTY OF GEORGETOWN	$12,396,300	$0	
05-0029-051-00-00	121	SCREVEN	MOORE MARY LEE P ET AL	$249,900	$14,994	
05-0029-052-00-00	117	SCREVEN	DHSP VENTURES LLC A SC LLC	$264,600	$15,876	
05-0029-053-00-00		SCREVEN	DHSP VENTURES LLC A SC LLC	$20,300	$1,218	
05-0029-055-00-00	109	SCREVEN	ASMW LLC	$221,300	$10,994	
05-0029-055-01-00	0	SCREVEN	CITY OF GEORGETOWN	$165,000	$0	
05-0029-056-00-00	107	SCREVEN		$173,400	$10,404	
05-0029-056-01-00	700	FRONT	CITY OF GEORGETOWN THE	$119,800	$0	
05-0029-057-00-00	710	FRONT	SWAMP FOX PLAYERS INC	$351,400	$0	
05-0029-058-00-00	712	FRONT	QUERY KENNETH REX	$174,200	$10,452	
05-0029-059-00-00	714	FRONT	SANDERS SUSAN R	$182,000	$10,920	
05-0029-060-00-00	716	FRONT	GAGLIANO THEODORE E	$95,900	$5,754	
05-0029-061-00-00	718	FRONT	718 FRONT STREET LLC	$202,200	$12,132	
05-0029-062-00-00	720	FRONT	CITY OF GEORGETOWN	$64,200	$0	
05-0029-063-00-00	724	FRONT	CAMLIN HOLDINGS LLC	$299,800	$17,988	
05-0029-063-01-00	726	FRONT	FIRST CITIZENS BANK	$5,800	$348	
05-0029-064-00-00	726	FRONT	FIRST CITIZENS BANK	$544,500	$32,694	
05-0029-066-00-00	632	FRONT	632 FRONT STREET LLC	$217,300	$13,038	
05-0029-067-00-00	104	SCREVEN	GEORGETOWN COUNTY	$219,000	$0	
05-0029-068-00-00	108	SCREVEN	GEORGETOWN COUNTY	$269,800	$0	
05-0029-069-00-00	110	SCREVEN	GEORGETOWN COUNTY SC	$35,000	$0	
05-0029-070-00-00	120	SCREVEN	GEORGETOWN COUNTY	$88,200	$0	
05-0029-078-00-00	107	QUEEN	WINYAH LEASING CO LLC	$162,600	$9,756	
05-0029-078-01-00	600	FRONT	600-602 FRONT STREET LLC	$454,000	$27,240	
05-0029-079-00-00	604	FRONT	COWAN WILLIAM S	$277,300	$16,638	
05-0029-080-00-00	606	FRONT	DAIL INVESTMENT PROPERTIES LLC	$394,600	$23,676	
05-0029-081-00-00	624	FRONT	CARDINAL PROPERTY MANAGEMENT L	$421,500	$25,290	
05-0029-082-00-00	626	FRONT	CARDINAL PROPERTY MANAGEMENT L	$167,900	$10,074	
05-0029-083-00-00	929	FRONT	BLACK WATER TLC LLC	$870,800	$52,248	
05-0029-083-01-00	917	FRONT	BLACK WATER TLC LLC	$980,500	$58,830	
05-0029-083-02-00	901	FRONT	GEORGETOWN COUNTY	$1,100,000	$0	
05-0029-084-00-00	835	FRONT	MCMANUS JOHN	$291,900	$17,514	
05-0029-085-00-00	833	FRONT	CARTER HARRIS E	$307,800	$18,468	
05-0029-086-00-00	829	FRONT	RICHARDSON CHARLES M JR	$732,100	$43,926	
05-0029-087-00-00	817	FRONT	PRINCE GEORGE COURT HPR	$1,000	$0	
05-0029-088-00-00	815	FRONT	PRINCE GEORGE COURT HPR	$1,000	$0	
05-0029-089-00-00	809	FRONT	TANO TRIO LLC	$151,200	$9,072	
05-0029-090-00-00	807	FRONT	GOAT ISLAND MARITIME INC	$313,700	$18,822	
05-0029-091-00-00	805	FRONT	RION ANNA PERRY	$323,700	$19,422	
05-0029-092-00-00	801	FRONT	CHRYSE CORPORATION A S C CORP	$636,100	$38,166	
05-0029-094-00-00	750	FRONT	CITY OF GEORGETOWN	$700,000	$0	
05-0029-095-00-00	727	FRONT	HARBOR HISTORICAL ASSOC OF GTN	$778,600	$1,920	
05-0029-097-00-00	725	FRONT	ARD JEANETTE T	$130,000	$7,800	
05-0029-098-00-00	723	FRONT	LONG SHOT LLC	$99,800	$5,988	
05-0029-099-00-00	721	FRONT	LONG SHOT LLC	$99,800	$5,988	
05-0029-100-00-00	719	FRONT	LONG SHOT LLC	$140,000	$8,400	
05-0029-101-00-00	715	FRONT	LONG SHOT LLC	$140,000	$8,400	
05-0029-101-01-00	717	FRONT	LONG SHOT LLC	$140,000	$8,400	
05-0029-102-00-00	713	FRONT	LONG SHOT LLC	$140,000	$8,400	

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

TIF - CITY OF GEORGETOWN — 29-Nov-18

TMS#		LOCATION	OWNER	TOTAL VALUE	ASSESSED VALUE
05-0029-102-01-00	711	FRONT	HOBCAW COMPANY LLC THE	$140,000	$8,400
05-0029-103-00-00	709	FRONT	MILLER T GOUDY	$373,500	$22,410
05-0029-104-00-00	707	FRONT	HARBORAGE LLC	$348,800	$20,928
05-0029-105-00-00	705	FRONT	HOPETOWN VILLAS LLC	$375,500	$22,530
05-0029-106-00-00	703	FRONT	INDIGO FINA LLC	$255,000	$15,300
05-0029-107-00-00	701	FRONT	INDIGO FINA LLC	$281,500	$16,890
05-0029-108-00-00	635	FRONT	GEORGETOWN CO HISTORICAL COMM	$594,900	$0
05-0029-109-00-00	633	FRONT	GEORGETOWN CO HISTORICAL COMM	$1,203,600	$0
05-0029-109-01-00	631	FRONT	HAVENS ELIZABETH CARROLL	$328,500	$13,140
05-0029-110-00-00	627	FRONT	HARBORWALK VILLAS HORIZONTAL PR	$125,000	$0
05-0029-110-01-00	629	FRONT	SUSAN LUMPKIN CERAMICS LLC	$182,300	$10,938
05-0029-110-01-01	627	FRONT	TUCKER VANN W	$172,900	$8,612
05-0029-112-01-00	623	FRONT	HARBORWALK VILLAS HORIZONTAL	$37,500	$0
05-0029-113-00-00	621	FRONT	Co B LLC	$262,500	$15,750
05-0029-114-00-00	615	FRONT	GEORGETOWN COMMUNICATIONS INC	$1,000,000	$0
05-0029-115-00-00	601	FRONT	ODONNELL ROBERT H	$271,100	$16,266
05-0029-115-01-00	615	FRONT	GEORGETOWN COMMUNICATIONS INC	$422,500	$25,350
05-0029-116-00-00		UNKNOWN	CITY OF GEORGETOWN	$264,600	$0
05-0032-019-00-00	525	FRONT	GEORGETOWN COMMUNICATIONS INC	$513,500	$18,210
05-0032-019-01-00	531	FRONT	GEORGETOWN COMMUNICATIONS INC	$121,500	$0
05-0032-020-00-00	515	FRONT	GEORGETOWN CO UNITED WAY INC	$286,800	$0
05-0032-021-00-00		FRONT	TARBOX HERBERT GLENNIE JR TR	$216,000	$12,900
05-0032-023-00-00	15	CANNON	TARBOX MARGARET BOLICK	$546,400	$21,856
05-0032-045-00-00		UNKNOWN	CITY OF GEORGETOWN	$63,000	$0
05-0032-046-00-00		UNKNOWN	CITY OF GEORGETOWN	$90,700	$0
05-0032-047-00-00		UNKNOWN	CITY OF GEORGETOWN	$352,800	$0
05-0032-048-00-00		UNKNOWN	CITY OF GEORGETOWN	$13,400	$0
				$97,286,700	$3,070,752

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

Appendix 1
Tax Increment Financing Law

CHAPTER 6
Tax Increment Financing for Redevelopment Projects

SECTION 31-6-10. Short title.
This chapter may be cited as the "Tax Increment Financing Law".

HISTORY: 1984 Act No. 452, Section 1.

SECTION 31-6-20. Declaration of legislative findings.
(A) The General Assembly finds that:

(1) Section 14 of Article X of the Constitution of South Carolina provides that the General Assembly may authorize by general law that indebtedness for the purpose of redevelopment within incorporated municipalities may be incurred and that the debt service of such indebtedness be provided from the added increments of tax revenues to result from the project.

(2) An increasing demand for public services must be provided from a limited tax base. Incentives must be provided for redevelopment in areas which are, or threaten to become, predominantly slum or blighted.

(3) There exist in many municipalities of this State blighted and conservation areas; the conservation areas are rapidly deteriorating and declining and may soon become blighted areas if their decline is not checked; the stable economic and physical development of the blighted areas and conservation areas is endangered by the presence of blighting factors as manifested by progressive and advanced deterioration of structures, by the overuse of housing and other facilities, by a lack of physical maintenance of existing structures, by obsolete and inadequate community facilities, and a lack of sound community planning, by obsolete platting, diversity of ownership, excessive tax and special assessment delinquencies, or by a combination of these factors; that as a result of the existence of blighted areas and areas requiring conservation, there is an excessive and disproportionate expenditure of public funds, inadequate public and private investment, unmarketability of property, growth in delinquencies and crime, and substandard housing conditions and zoning law violations in such areas together with an abnormal exodus of families and businesses so that the decline of these areas impairs the value of private investments and threatens the sound growth and the tax base of taxing districts in such areas, and threatens the health, safety, morals, and welfare of the public.

(4) In order to promote and protect the health, safety, morals, and welfare of the public, blighted conditions need to be eradicated and conservation measures instituted and redevelopment of such areas undertaken; to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the redevelopment of project areas. The eradication of blighted areas and treatment and improvement of areas by redevelopment projects is declared to be essential to the public interest.

(4.5) There exists in or contiguous to many municipalities in the State large tracts of land which served the people of this State and its economy when originally developed and maintained over the generations as agricultural property, contributing food, fiber, timber, and pulpwood, and which

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

now, in an evolving economy and amidst a much smaller, yet vastly more efficient agricultural economy, are in need of redevelopment to provide multiple uses utilizing the redevelopment tools provided in this chapter.

(5) The use of incremental tax revenues derived from the tax rates of various taxing districts in redevelopment project areas for the payment of redevelopment project costs is of benefit to the taxing districts because taxing districts located in redevelopment project areas would not derive the benefits of an increased assessment base without the benefits of tax increment financing, all surplus tax revenues are turned over to the taxing districts in redevelopment project areas, and all taxing districts benefit from the removal of blighted conditions, the eradication of conditions requiring conservation measures, and the redevelopment of agricultural areas.

(B) The General Assembly intends to implement the authorization granted in Article X, Section 14, of the Constitution of this State. The authorization in this chapter provides for this State an essential method for financing redevelopment. The governing bodies of the incorporated municipalities are vested with all powers consistent with the Constitution necessary, useful, and desirable to enable them to accomplish redevelopment in areas which are or threaten to become blighted and to sufficiently meet all constitutional requirements pertaining to incurring indebtedness for the purpose of redevelopment and funding the debt service of such indebtedness from the added increment of tax revenues to result from such redevelopment as provided in subsection (10) of Section 14 of Article X of the Constitution of this State. The indebtedness incurred pursuant to subsection (10) of Section 14 of Article X of the Constitution is exempt from all debt limitations imposed by Article X. The powers granted in this chapter must be in all respects exercised for the benefit of the inhabitants of the State, for the increase of its commerce, and for the promotion of its welfare and prosperity.

(C) All action taken by any municipality in carrying out the purposes of this chapter will perform essential governmental functions.

(D) Pursuant to the authorization granted in Article VIII, Section 13, of the Constitution of this State, if a redevelopment project area is located in more than one municipality, the powers granted herein may be exercised jointly.

HISTORY: 1984 Act No. 452, Section 1; 2005 Act No. 109, Sections 9.A, 9.B.

Editor's Note

2012 Act No. 267, Section 1, provides as follows:

"The General Assembly finds and determines that the legislative findings contained in Section 31-6-20 of the 1976 Code remain true and correct as of the effective date of this act. The General Assembly further finds and determines that it would further the purposes of the Tax Increment Financing Law, Sections 31-6-10, et seq. of the 1976 Code, and would be in the public interest, to explicitly confirm the ability of municipalities and one or more taxing districts to provide by intergovernmental agreement for partial or modified participation in a redevelopment project. The General Assembly further finds that such intergovernmental agreements are consistent with and permissible under existing law, and accordingly the purpose of this act is to explicitly confirm the validity and enforceability of such intergovernmental agreements, whether entered into prior or subsequent to the effective date of this act. This act may not be construed to create a negative implication that any such intergovernmental agreement entered into prior to the effective date of this act is not valid or enforceable."

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

SECTION 31-6-30. Definitions.

Unless the context clearly indicates otherwise:

(1) "Blighted area" means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where:

(a) if improved, industrial, commercial, and residential buildings or improvements, because of a combination of five or more of the following factors: age; dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; excessive vacancies; overcrowding of structures and community facilities; lack of necessary transportation infrastructure; presence of or potential environmental hazards; lack of water or wastewater services; inadequate electric, natural gas or other energy services; lack of modern communications infrastructure; lack of ventilation, light, sanitary or storm drainage facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; lack of community planning; and static or declining land values are detrimental to the public safety, health, morals, or welfare or;

(b) if vacant, the sound growth is impaired by:

(i) a combination of two or more of the following factors: obsolete platting of the vacant land; diversity of ownership of such land; tax and special assessment delinquencies on such land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land; overcrowding of structures and community facilities in neighboring areas adjacent to the vacant land; lack of necessary transportation infrastructure; presence of or potential environmental hazard; lack of water, or wastewater; lack of storm drainage facilities; inadequate electric and natural gas energy services; and lack of modern communications infrastructure; or

(ii) the area immediately prior to becoming vacant qualified as a blighted area.

Any area within a redevelopment plan established by Chapter 10 of Title 31 is deemed to be a blighted area.

(1.5) "Agricultural area" means any unimproved or vacant area formerly developed and used primarily for agricultural purposes within the boundaries of a redevelopment project area located within the territorial limits of the municipality where redevelopment and sound growth is impaired by a combination of three or more of the following factors: obsolete platting of the land; diversity of ownership of the land; tax and special assessment delinquencies on the land; deterioration of structures or site improvements in neighboring areas adjacent to the land; overcrowding of structures and community facilities in neighboring areas adjacent to the land; lack of necessary transportation infrastructure; presence of or potential environmental hazards; lack of water or wastewater; lack of storm drainage facilities; inadequate electric, natural gas or other energy services; lack of modern communications infrastructure; lack of community planning; agricultural foreclosures; and static or declining land values.

(2) "Conservation area" means any improved area or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality that is not yet a blighted area where:

(a) if improved, because of a combination of three or more of the following factors: age; dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; excessive vacancies; overcrowding of structures and community facilities; lack of necessary transportation infrastructure; presence of or potential environmental hazards; lack of water or wastewater services; inadequate electric, natural gas or other energy services; lack of modern communications infrastructure; lack of ventilation, light, sanitary or storm

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

drainage facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; lack of community planning; and static or declining land values are detrimental to the public safety, health, morals, or welfare or;

(b) if vacant, the sound growth is impaired by a combination of two or more of the following factors: obsolete platting of the vacant land; diversity of ownership of the land; tax and special assessment delinquencies on the land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land; overcrowding of structures and community facilities in neighboring areas adjacent to the vacant land; lack of necessary transportation infrastructure; presence of or potential environmental hazard; lack of water, or wastewater; lack of storm drainage facilities; inadequate electric and natural gas energy services; and lack of modern communications infrastructure; is detrimental to the public safety, health, morals, or welfare and may become a blighted area.

(3) "Municipality" means an incorporated municipality of this State.

(4) "Obligations" means bonds, notes, or other evidence of indebtedness issued by the municipality to carry out a redevelopment project or to refund outstanding obligations.

(5) "Redevelopment plan" means the comprehensive program of the municipality for redevelopment intended by the payment of redevelopment costs to reduce or eliminate those conditions which qualified the redevelopment project area as an agricultural area, blighted area, conservation area or combination thereof, and thereby to enhance the tax bases of the taxing districts which extend into the project redevelopment area. Each redevelopment plan shall set forth in writing the program to be undertaken to accomplish the objectives and shall include, but not be limited to, estimated redevelopment project costs including long-term project maintenance, as applicable, the anticipated sources of funds to pay costs, the nature and term of any obligations to be issued, the most recent equalized assessed valuation of the project area, an estimate as to the equalized assessed valuation after redevelopment, and the general land uses to apply in the redevelopment project area. A redevelopment plan established by Chapter 10 of Title 31 is deemed a redevelopment plan for purposes of this paragraph.

(6) "Redevelopment project" means any buildings, improvements, including street, road, and highway improvements, water, sewer and storm drainage facilities, parking facilities, tourism and recreation-related facilities, energy production or transmission infrastructure, communications technology, and public transportation infrastructure including, but not limited to, rail and airport facilities. Any project or undertaking authorized under Section 6-21-50 also may qualify as a redevelopment project under this chapter. All the projects are to be publicly owned. A redevelopment may be located outside of the redevelopment area provided the municipality makes specific findings of benefit to the redevelopment project area and the project area is located within the municipal limits. A redevelopment project for purposes of this chapter also includes affordable housing projects where all or a part of new property tax revenues generated in the tax increment financing district are used to provide or support publicly owned affordable housing in the district or is used to provide infrastructure projects to support privately owned affordable housing in the district. The term "affordable housing" as used herein means residential housing for rent or sale that is appropriately priced for rent or sale to a person or family whose income does not exceed eighty percent of the median income for the local area, with adjustments for household size, according to the latest figures available from the United States Department of Housing and Urban Development (HUD).

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

(7) "Redevelopment project area" means an area within the incorporated area of and designated by the municipality, which is not less in the aggregate than one and one-half acres and in respect to which the municipality has made a finding that there exist conditions that cause the area to be classified as an agricultural area, a blighted area, or a conservation area, or a combination thereof.

(8) "Redevelopment project costs" means and includes the sum total of all reasonable or necessary costs incurred or estimated to be incurred and any costs incidental to a redevelopment project. The costs include, without limitation:

(a) costs of studies and surveys, plans, and specifications; professional service costs including, but not limited to, architectural, engineering, legal, marketing, financial, planning, or special services.

(b) property assembly costs including, but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, and the clearing and grading of land.

(c) costs of rehabilitation, reconstruction, repair, or remodeling of a redevelopment project.

(d) costs of the construction and long-term maintenance of a redevelopment project.

(e) financing costs including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued under the provisions of this chapter accruing during the estimated period of construction of any redevelopment project for which the obligations are issued and including reasonable reserves related thereto.

(f) relocation costs, including relocation or removal costs of federal, state, or local government facilities or activities, to the extent that a municipality determines that relocation costs must be paid or required by federal or state law.

(9) "Taxing districts" means counties, incorporated municipalities, schools, special purpose districts, and public and any other municipal corporations or districts with the power to levy taxes. Taxing districts include school districts which have taxes levied on their behalf.

(10) "Vacant land" means any parcel or combination of parcels of real property without industrial, commercial, and residential buildings.

HISTORY: 1984 Act No. 452, Section 1; 1996 Act No. 253, Section 1; 1999 Act No. 93, Section 17; 1999 Act No. 109, Section 2; 2002 Act No. 207, Section 1; 2005 Act No. 109, Section 10; 2008 Act No. 358, Section 1, eff June 25, 2008.

Code Commissioner's Note

In 2013, the Code Commissioner removed text which formerly appeared as the second sentence of subsection (1)(b)(ii) and added it as the last undesignated paragraph under subsection (1).

Effect of Amendment

The 2008 amendment, in subsection (6), added the fifth and sixth sentences relating to affordable housing projects.

SECTION 31-6-40. Issuance of obligations for redevelopment costs; security; manner of retirement.

Obligations secured by the special tax allocation fund set forth in Section 31-6-70 for the redevelopment project area may be issued to provide for redevelopment project costs. The obligations, when so issued, must be retired in the manner provided in the ordinance authorizing the issuance of the obligations by the receipts of taxes levied as specified in Section 31-6-110

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

against the taxable property included in the area and other revenue as specified in Section 31-6-110 designated by the municipality which source does not involve revenues from any tax or license. In the ordinance the municipality may pledge all or any part of the funds in and to be deposited in the special tax allocation fund created pursuant to Section 31-6-70 to the payment of the redevelopment project costs and obligations. Any pledge of funds in the special tax allocation fund must provide for distribution to the taxing districts of monies not required for payment and securing of the obligations and the excess funds are surplus funds. In the event a municipality only pledges a portion of the monies in the special tax allocation fund for the payment of redevelopment project costs or obligations, any funds remaining in the special tax allocation fund after complying with the requirements of the pledge are also considered surplus funds. All surplus funds must be distributed annually to the taxing districts in the redevelopment project area by being paid by the municipality to the county treasurer of the county in which the municipality is located. The county treasurer shall immediately thereafter make distribution to the respective taxing districts in the same manner and proportion as the most recent distribution by the county treasurer to the affected districts of real property taxes from real property in the redevelopment project area.

In addition to obligations secured by the special tax allocation fund, the municipality may pledge for a period not greater than the term of the obligations toward payment of the obligations any part of the revenues remaining after payment of operation and maintenance, of all or part of any redevelopment project.

The obligations may be issued in one or more series, may bear such date or dates, may mature at such time or times not exceeding thirty years from their respective dates, may bear such rate or rates of interest as the governing body shall determine, may be in such denomination or denominations, may be in such form, either coupon or registered, may carry such registration and conversion privileges, may be executed in such manner, may be payable in such medium of payment, at such place or places, may be subject to such terms of redemption, with or without premium, may be declared or become due before the maturity date thereof, may provide for the replacement of mutilated, destroyed, stolen, or lost bonds, may be authenticated in such manner and upon compliance with such conditions, and may contain such other terms and covenants, as may be provided by the governing body of the municipality. If the governing body determines to sell any obligations the obligations must be sold at public or private sale in such manner and upon such terms as the governing body considers best for the interest of the municipality.

A certified copy of the ordinance authorizing the issuance of the obligations must be filed with the clerk of the governing body of each county and treasurer of each county in which any portion of the municipality is situated and shall constitute the authority for the extension and collection of the taxes to be deposited in the special tax allocation fund.

A municipality also may issue its obligations to refund in whole or in part obligations previously issued by the municipality under the authority of this chapter, whether at or prior to maturity, and all references in this chapter to "obligations" are considered to include these refunding obligations.

The debt incurred by a municipality pursuant to this chapter is exclusive of any statutory limitation upon the indebtedness a taxing district may incur. All obligations issued pursuant to this chapter shall contain a statement on the face of the obligation specifying the sources from which payment is to be made and shall state that the full faith, credit, and taxing powers are not pledged for the obligations.

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

The trustee or depositary under any indenture may be such persons or corporations as the governing body designates, or they may be nonresidents of South Carolina or incorporated under the laws of the United States or the laws of other states of the United States.

HISTORY: 1984 Act No. 452, Section 1; 1987 Act No. 200, Section 1.

SECTION 31-6-50. Application of proceeds of obligations.

The proceeds from obligations issued under authority of this chapter must be applied only for the purpose for which they were issued. Any premium and accrued interest received in any such sale must be applied to the payment of the principal of or the interest on the obligations sold. Any portion of the proceeds not needed for redevelopment project costs must be applied to the payment of the principal of or the interest on the obligations.

HISTORY: 1984 Act No. 452, Section 1.

SECTION 31-6-60. Exemption of obligations and interest thereon from South Carolina taxes.

The obligations authorized by this chapter and the income from the obligations and all security agreements and indentures executed as security for the obligations made pursuant to the provisions of this chapter and the revenue derived from the obligations are exempt from all taxation in the State of South Carolina except for inheritance, estate, or transfer taxes and all security agreements and indentures made pursuant to the provisions of this chapter are exempt from all state stamp and transfer taxes.

HISTORY: 1984 Act No. 452, Section 1.

SECTION 31-6-70. Ordinance pertaining to allocation of taxes; distribution of surplus funds; termination of redevelopment area status and dissolution of tax allocation fund.

A municipality, within ten years after the date of adoption of an ordinance providing for approval of a redevelopment plan pursuant to Section 31-6-80, may issue the initial obligations under this chapter to finance the redevelopment project upon adoption of an ordinance providing that:

(1) after the issuance of the obligations; and

(2) after the total equalized assessed valuation of the taxable real property in a redevelopment project area exceeds the certified "total initial equalized assessed value" established in accordance with Section 31-6-100(B) of all taxable real property in the project area, the ad valorem taxes, if any, arising from the levies upon taxable real property in the project area by taxing districts and tax rates determined in the manner provided in Section 31-6-100(B) each year after the obligations have been issued until obligations issued under this chapter have been retired and redevelopment project costs have been paid must be divided as follows:

(a) that portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the total initial equalized assessed value of all taxable real property in the redevelopment project area must be allocated to and when collected must be paid by the county treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of the redevelopment plan; and

(b) that portion, if any, of taxes which is attributable to the increase in the current total equalized assessed valuation of all taxable real property in the redevelopment project area over and above the

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

total initial equalized assessed value of taxable real property in the redevelopment project area must be allocated to and when collected must be paid to the municipality which shall deposit the taxes into a special fund called the special tax allocation fund of the municipality for the purpose of paying redevelopment project costs and obligations incurred in the payment of the costs and obligations. The municipality may pledge in the ordinance the funds in and to be deposited in the special tax allocation fund for the payment of the costs and obligations.

Any ordinance adopted based on acts of the municipality occurring before the effective date of this chapter must incorporate by reference and adopt those prior acts undertaken in accordance with the procedures of this chapter as if they had been undertaken pursuant to this chapter.

Obligations may be issued subsequent to the initial ten-year period. When obligations issued under this chapter have been retired and redevelopment project costs incurred under this chapter have been paid or budgeted pursuant to the redevelopment plan, as evidenced by resolution of the governing body of the municipality, all surplus funds then remaining in the special tax allocation fund must be paid by the municipal treasurer to the county treasurer who immediately, after receiving the payment, shall pay the funds to the taxing districts in the redevelopment project area in the same manner and proportion as the most recent distribution by the treasurer to the affected districts of real property taxes from real property in the redevelopment project area.

Upon the payment of all redevelopment project costs, retirement of all obligations of a municipality issued under this chapter, and the distribution of any surplus monies pursuant to this section, the municipality shall adopt an ordinance dissolving the tax allocation fund for the project redevelopment area and terminating the designation of the redevelopment project area as a redevelopment project area for purposes of this chapter. Thereafter, the rates of the taxing districts must be extended and taxes levied, collected, and distributed in the manner applicable in the absence of the adoption of a redevelopment plan and the issuance of obligations under this chapter.

If ten years have passed from the time a redevelopment project area is designated and the municipality has not issued the initial obligations under this chapter to finance the redevelopment project, upon the expiration of the ten-year term, the municipality shall adopt an ordinance terminating the designation of the redevelopment project area.

HISTORY: 1984 Act No. 452, Section 1; 1987 Act No. 200, Section 2; 2002 Act No. 207, Section 2.

SECTION 31-6-80. Public hearing prior to approval of redevelopment plan; changes in plan; notice to, and objections by taxing districts; adoption of ordinance prior to issuance of obligations; changes to redevelopment plan.

(A) Prior to the issuance of any obligations under this chapter, the municipality shall set forth by way of ordinance the following:

(1) a copy of the redevelopment plan containing a statement of the objectives of a municipality with regard to the plan;

(2) a statement indicating the need for and proposed use of the proceeds of the obligations in relationship to the redevelopment plan;

(3) a statement containing the cost estimates of the redevelopment plan and redevelopment project and the projected sources of revenue to be used to meet the costs including estimates of tax increments and the total amount of indebtedness to be incurred;

(4) a list of all real property in the redevelopment project area;

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

(5) the duration of the redevelopment plan;

(6) a statement of the estimated impact of the redevelopment plan upon the revenues of all taxing districts in which a redevelopment project area is located;

(7) findings that:

(a) the redevelopment project area is an agricultural, blighted, or conservation area and that private initiatives are unlikely to alleviate these conditions without substantial public assistance;

(b) property values in the area would remain static or decline without public intervention; and

(c) redevelopment is in the interest of the health, safety, and general welfare of the citizens of the municipality.

(B) Before approving any redevelopment plan under this chapter, the governing body of the municipality must hold a public hearing on the redevelopment plan after published notice in a newspaper of general circulation in the county in which the municipality and any taxing district affected by the redevelopment plan is located not less than fifteen days and not more than thirty days prior to the hearing. The notice shall include:

(1) the time and place of the public hearing;

(2) the boundaries of the proposed redevelopment project area;

(3) a notification that all interested persons will be given an opportunity to be heard at the public hearing;

(4) a description of the redevelopment plan and redevelopment project; and

(5) the maximum estimated term of obligations to be issued under the redevelopment plan.

(C) Not less than forty-five days prior to the date set for the public hearing, the municipality shall give notice to all taxing districts of which taxable property is included in the redevelopment project area, and in addition to the other requirements of the notice set forth in the section, the notice shall request each taxing district to submit comments to the municipality concerning the subject matter of the hearing prior to the date of the public hearing.

(D) If a taxing district does not file an objection to the redevelopment plan at or prior to the date of the public hearing, the taxing district is considered to have consented to the redevelopment plan and the issuance of obligations under this chapter to finance the redevelopment project, provided that the actual term of obligations issued is equal to or less than the term stated in the notice of public hearing. The municipality may issue obligations to finance the redevelopment project to the extent that each affected taxing district consents to the redevelopment plan. The tax increment for a taxing district that does not consent to the redevelopment plan must not be included in the special tax allocation fund.

(E) Prior to the adoption of an ordinance approving a redevelopment plan pursuant to Section 31-6-80, changes may be made in the redevelopment plan that do not add parcels to or expand the exterior boundaries of the redevelopment project area, change general land uses established pursuant to the redevelopment plan or the proposed use of the proceeds of the obligations in relationship to the redevelopment plan, or extend the maximum amount or term of obligations to be issued under the redevelopment plan, without further hearing or notice, provided that notice of the changes is given by mail to each affected taxing district and by publication in a newspaper or newspapers of general circulation within the taxing districts not less than ten days prior to the adoption of the changes by ordinance. Notice of the adoption of the ordinance must be published by the municipality in a newspaper having general circulation in the affected taxing districts. Any interested party may, within twenty days after the date of publication of the notice of adoption of

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

the redevelopment plan, but not afterwards, challenge the validity of such adoption by action de novo in the court of common pleas in the county in which the redevelopment plan is located.

(F)(1) Subsequent to the adoption of an ordinance approving a redevelopment plan pursuant to Section 31-6-80, the municipality may by ordinance make changes to the redevelopment plan that do not add parcels to or expand the exterior boundaries of the redevelopment project area, change general land uses established pursuant to the redevelopment plan, change the proposed use of the proceeds of the obligations in relationship to the redevelopment plan, or extend the maximum amount or term of obligations to be issued under the redevelopment plan, in accordance with the following procedures:

(a) The municipality must provide notice of the proposed changes by mail to each affected taxing district. The proposed changes shall become effective only with respect to affected taxing districts that consent to the proposed changes by resolution of the governing body of the taxing districts.

(b) The municipality must publish notice of the adoption of the ordinance in a newspaper having general circulation in the affected taxing districts. Any interested party may, within twenty days after the date of publication of the notice of adoption of the redevelopment plan, but not afterwards, challenge the validity of the adoption by action de novo in the court of common pleas in the county in which the redevelopment plan is located.

(2) Subsequent to the adoption of an ordinance approving a redevelopment plan pursuant to Section 31-6-80, the municipality may by ordinance make changes to the redevelopment plan that adds parcels to or expands the exterior boundaries of the redevelopment project area, to general land uses established pursuant to the redevelopment plan, to the proposed use of the proceeds of the obligations in relationship to the redevelopment plan, or to extend the maximum amount or term of obligations to be issued under the redevelopment plan, in accordance with the procedures provided in this chapter for the initial approval of a redevelopment project and designation of a redevelopment project area.

(3) If the redevelopment project or portion of it is to be located outside of the redevelopment project area, the municipality shall by resolution make a specific finding of benefit to the redevelopment project area and provide written notice to the affected taxing district. No further action is required of the municipality.

HISTORY: 1984 Act No. 452, Section 1; 1987 Act No. 200, Section 3; 1999 Act No. 93, Section 18; 1999 Act No. 109, Section 3; 2002 Act No. 207, Section 3; 2005 Act No. 109, Section 11; 2012 Act No. 267, Section 3, eff June 20, 2012.

Effect of Amendment

The 2012 amendment added the subsection identifiers, rewrote subsection (E), and added subsection (F).

SECTION 31-6-85. Intergovernmental agreement for redevelopment project.

The municipality and one or more taxing districts may at any time provide by intergovernmental agreement that such taxing district or taxing districts will participate in a redevelopment project on a partial or modified basis. Such intergovernmental agreement shall become effective, and shall be valid and enforceable for the entire duration thereof, upon its approval by ordinance enacted by the municipality and by ordinance or resolution, whichever is applicable, enacted or approved by the affected taxing district or taxing districts.

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

HISTORY: 2012 Act No. 267, Section 2, eff June 20, 2012.

SECTION 31-6-90. Persons displaced by redevelopment project.

When there are any persons residing in the area covered by the redevelopment plan:

(1) The redevelopment plan shall include:

(a) An assessment of the displacement impact of the redevelopment project and provisions for the relocation of all persons who would be displaced by the project, provided that no residents may be displaced by a redevelopment project unless housing is made available to them pursuant to the terms of this section.

(b) Provisions for the creation of housing opportunities to the extent feasible to enable a substantial number of the displaced persons to relocate within or in close proximity to the area covered by the redevelopment plan.

(2) Prior to authorizing the demolition of any residential units in connection with a tax increment financing plan, the governing body of the municipality must insure that the redevelopment plan complies with the requirements of this section and further that standard housing is made available to all persons to be displaced.

(3) Persons displaced by a redevelopment plan are entitled to the benefits and protections available under Section 28-11-10. The costs of the relocation are proper expenditures for the proceeds of any obligations issued under this chapter.

HISTORY: 1984 Act No. 452, Section 1.

SECTION 31-6-100. Assessment of value of real estate in redevelopment project area.

(A) If a municipality by ordinance approves a redevelopment plan pursuant to Section 31-6-80, the auditor of the county in which the municipality is situated, immediately after adoption of the ordinance pursuant to Section 31-6-80, must, upon request of the municipality, determine and certify:

(1) the most recently ascertained equalized assessed value of all taxable real property within the redevelopment project area, as of the date of adoption of the ordinance adopted pursuant to Section 31-6-80, which value is the "initial equalized assessed value" of the property; and

(2) the total equalized assessed value of all taxable real property within the redevelopment project area and certifying the amount as the "total initial equalized assessed value" of the taxable real property within the redevelopment project area.

(B) After the county auditor has certified the total initial equalized assessed value of the taxable real property in the area, then in respect to every taxing district containing a redevelopment project area, the county auditor or any other official required by law to ascertain the amount of the equalized assessed value of all taxable property within the district for the purpose of computing the rate percent of tax to be extended upon taxable property within such district, shall in every year that obligations are outstanding for redevelopment projects in the redevelopment area ascertain the amount of value of taxable property in a project redevelopment area by including in the amount the certified total initial equalized assessed value of all taxable real property in the area in lieu of the equalized assessed value of all taxable real property in the area. The rate percent of tax determined must be extended to the current equalized assessed value of all property in the redevelopment project area in the same manner as the rate percent of tax is extended to all other taxable property

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

in the taxing district. The method of extending taxes established under this section terminates when the municipality adopts an ordinance dissolving the special tax allocation fund for the redevelopment project.

HISTORY: 1984 Act No. 452, Section 1; 1987 Act No. 200, Section 4.

SECTION 31-6-110. Disposition of revenues from municipal property within project area; deposit of revenues from sale of property acquired with proceeds of obligations.

Revenues received by the municipality from any property, building, or facility owned by the municipality or any agency or authority established by the municipality in the redevelopment project area may be used to pay redevelopment project costs or reduce outstanding obligations of the municipality incurred under this chapter for redevelopment project costs. If the obligations are used to finance the extension or expansion of a system as defined in Section 6-21-40 in the redevelopment project area, all or a portion of the revenues of the system, whether or not located entirely within the redevelopment project area, including the revenues of the redevelopment project, may be pledged to secure the obligations issued under this chapter. The municipality is fully empowered to use any of the powers granted by either or both of the provisions of Chapter 17 of Title 6 (The Revenue Bond Refinancing Act of 1937) or the provisions of Chapter 21 of Title 6 (Revenue Bond Act for Utilities). In exercising the powers conferred by the provisions, the municipality may make any pledges and covenants authorized by any provision of those chapters. The municipality may place the revenues in the special tax allocation fund or a separate fund which must be held by the municipality or financial institution designated by the municipality. Revenue received by the municipality from the sale or other disposition of real property acquired by the municipality with the proceeds of obligations issued under the provisions of this chapter must be deposited by the municipality in the special tax allocation fund or a separate fund which must be held by the municipality or financial institution designated by the municipality. Proceeds of grants may be pledged by the municipality and deposited in the special tax allocation fund or a separate fund.

HISTORY: 1984 Act No. 452, Section 1; 1987 Act No. 200, Section 5.

SECTION 31-6-120. Project located within more than one municipality.

If the redevelopment project area is located within more than one municipality, the municipalities may jointly adopt a redevelopment plan and authorize obligations as provided under the provisions of this chapter.

HISTORY: 1984 Act No. 452, Section 1.

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

EXHIBIT B

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

CITY OF GEORGETOWN REDEVELOPMENT PROJECT AREA

The City Council of the City of Georgetown (the "City Council"), the governing body of the City of Georgetown, South Carolina (the "City") will hold a public hearing on Thursday, April 18, 2019 to receive comments on the City's proposed redevelopment plan (the "Redevelopment Plan") and the construction of public improvements in and around the redevelopment project area (as identified in the Redevelopment Plan) (the "Redevelopment Area"). The public hearing will be held at 5:30 p.m. in the City's municipal courtroom, which is located at 2222 Highmarket Street, Georgetown, South Carolina 29440. All interested persons will be given an opportunity to be heard at the public hearing.

The Redevelopment Area encompasses 282 acres and 363 parcels of real property. The boundaries of the Redevelopment Area were drawn to include and encompass the City's downtown commercial corridor, particularly including business areas around N. Fraser Street, Church Street and Front Street. The outer boundaries of the Redevelopment Area are generally described as follows: Beginning at Duke Street from the intersection of Exchange Street extending southwest along S. Hazard Street; S. Hazard Street southwest to Bourne Street; Bourne Street south to Dock Street and International Drive; along Dock Street to the Sampit River following the city limits adjacent to and including portions of the S.C. Ports Authority property (to the extent located within the municipal boundaries of the City), the steel mill and Goat Island; Cannon Street northwest along Front Street to Dozier Street; Dozier Street northeast to Church Street; Church Street east to almost Queen Street.

The Redevelopment Plan has been developed by the City to promote and encourage redevelopment in the Redevelopment Area. Through the undertaking of certain municipal improvements (collectively, the "Redevelopment Projects"), as further described below, within and around the Redevelopment Area (which the City believes to be blighted in accordance with the statutory requirements of Title 31, Chapter 6 of the Code of Laws of South Carolina 1976, as amended), the City expects to create an environment attractive to private investment. It is expected that the Redevelopment Projects will substantially increase the tax base and benefit all affected taxing districts.

The Redevelopment Projects will include: planning, design, landscaping, streetscaping, hardscaping, general infrastructure improvements (storm water, water, sewer and electric), improvements/extension to the harborwalk, improvements at Goat Island, recreation improvements, parking (decked and surface), dredging and related waterway improvements and property acquisition and development.

Presently, and depending on all available sources of financing, the cost of the Redevelopment Projects is estimated at $40,000,000. Due to a number of factors, it is expressly recognized that implementation of all the Redevelopment Projects discussed herein may not be feasible. In light of the limited availability of financing or related capital contributions, the City intends to prioritize the Redevelopment Projects that it believes will provide the most likelihood of redevelopment within the Redevelopment Area. Any tax increment obligations issued to finance the costs of the Redevelopment Projects shall not exceed a term of 30 years.

This notice is delivered in accordance with S.C. Code Ann. Section 31-6-80.

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

EXHIBIT C

NOTICE OF ENACTMENT

NOTICE OF ENACTMENT

Notice is hereby given that pursuant to Title 31, Chapter 6 of the Code of Laws of South Carolina 1976, as amended, the City Council of the City of Georgetown, the governing body of the City of Georgetown, South Carolina (the "City Council") has duly enacted "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, SOUTH CAROLINA PROVIDING FOR THE ESTABLISHMENT OF A REDEVELOPMENT PROJECT AREA, THE APPROVAL OF A REDEVELOPMENT PLAN FOR THE FINANCING OF REDEVELOPMENT PROJECTS WITHIN THE REDEVELOPMENT PROJECT AREA AND OTHER MATTERS RELATED THERETO" (the "Ordinance"). The final reading of the Ordinance was given at a meeting of the City Council held on April 18, 2019. The Ordinance: (i) authorizes the adoption of the Redevelopment Plan; (ii) establishes the Redevelopment Area; and (iii) provides for the issuance of TIF Bonds to finance the costs of the Redevelopment Projects. Capitalized terms used herein have the meanings ascribed thereto in the Ordinance, which is available for inspection at the office of the City Clerk of the City of Georgetown, South Carolina.

Attachment: Redevelopment Project Area Ord (2966 : Goat Island Dock Lease)

120 North Fraser Street · Georgetown, SC 29440 · (843) 545-4000

ORDINANCE

DOC ID: 2974

Council Meeting Date:	20 February 2020
Department:	Engineering
Issue Under Consideration:	Stormwater ordinance and utility fee proposed revisions.
Amount Requested:	N/A
Is Item in Current Budget?	
If no, please explain:	
Financial Impact:	
Points to Consider:	
Options:	
Staff Recommendations:	

Reviews:

Orlando Arteaga Completed 02/12/2020 11:42 AM

Sandra E. Yudice Ph.D. Completed 02/13/2020 5:52 PM

Stephanie Buccione Completed 02/14/2020 11:15 AM

Georgetown City Council Pending 02/20/2020 4:00 PM

Attachments:

1. a APPENDIX_B (Chapter 23)__DRAINAGE-draft2 (PDF)

STORMWATER ORDINANCE AND UTILITY FEE PROPOSED REVISIONS.

Draft 2
Date: 2-20-2020

~~APPENDIX B~~ **CHAPTER 23- DRAINAGE**

(This revision deletes Appendix B and adds Chapter 23-Drainage)

Ordinance of February 2020

~~(1)~~

~~**State Law reference** Power to adopt regulations addressing stormwater conferred to city by state, S.C. Code 1976, Title 5, Chapter 7, § 30.~~

ARTICLE I. - AUTHORITY AND ENACTMENT CLAUSE

In pursuance of authority conferred by the General Statutes of South Carolina, 5-7-30, Code of Laws, 1976 as amended, and for the purpose of promoting the health, safety, morals, or general welfare of the community, the City Council of the City of Georgetown does ordain and enact into law the following articles and sections.

~~(Ord. of 6-18-92)~~

ARTICLE II. - DEFINITIONS

200 City's authorized agent: The Director of Water Utilities, the City Engineer or such other official (s) as designated by the City Administrator shall be the representative responsible for reviewing stormwater management plans, design reports, granting variances, determining requirements, approving calculation methods, and any other decisions ~~pertinent~~ pertaining to the enforcement of this ordinance.

~~(Ord. of 6-18-92)~~

201 Development: Any activity which meets any of the following criteria:

(1) The construction, installation, demolition or removal of a structure, impervious surface, or drainage facility;

(2) Cleaning, scraping, grubbing, killing or otherwise removing the vegetation from a site; or

(3) Adding, removing, exposing, excavating, leveling, grading, digging, burrowing, dumping, piling, dredging or otherwise significantly disturbing the soil, mud, sand, or rock of a site.

~~(Ord. of 6-18-92)~~

202 Developer: Any person who engages in development either ~~in~~ on his/her own behalf or as the agent of an owner of the property.

~~(Ord. of 6-18-92)~~

203 Designer: The following persons/professions are authorized by the Code of Laws of South Carolina, 1976, as amended, to design and certify storm drainage plans/systems:

(1) Professional engineers registered and licensed in the State of South Carolina. ~~as defined in Section 40-21-10 (4) and Regulation 49-19; or~~

DRAFT

Attachment: APPENDIX_B (Chapter 23)___DRAINAGE-draft2 (2974 : Stormwater Drainage Ordinance-2nd draft)

(2) Landscape architects registered and licensed in the State of South Carolina. ~~as defined in Section 40-28-10 (b) and Regulation 49-19; or~~

(3) ~~TIER "B"~~ Land surveyors registered and licensed in the State of South Carolina. ~~as defined in Section 40-21-10 (7).~~

~~(Ord. of 6-18-92)~~

204 Design storm event:

(1) ~~10-year, twenty-four-hour storm: Statistical rainfall event that has a probability of occurring once every 10 years. The rainfall lasts over a twenty-four-hour period.~~

Ten-Year frequency storm: A storm that is capable of producing rainfall expected to be equaled or exceeded on the average of once in 10 years. It may also be expressed as an exceedance probability with a 10 percent chance of being equaled or exceeded in any given year.

(2) ~~Twenty-five-year, twenty-four-hour storm: Statistical rainfall event that has a probability of occurring once every twenty-five years. The rainfall lasts over a twenty-four-hour period.~~

Twenty-five Year frequency storm: A storm that is capable of producing rainfall expected to be equaled or exceeded on the average of once in 25 years. It may also be expressed as an exceedance probability with a 4 percent chance of being equaled or exceeded in any given year.

~~(Ord. of 6-18-92)~~

205 Free flow: Flow through a pipe system that does not rely on hydraulic head to provide the required capacity.

~~(Ord. of 6-18-92)~~

ARTICLE III. - CONFLICTS WITH OTHER ORDINANCES, REGULATIONS

300 All the requirements of this ordinance are in addition to federal, state, and local requirements. Where regulations are not consistent between agencies, the developer shall adhere to the most stringent. Other agencies include, but are not limited to~~, South Carolina Coastal Council,~~ Environmental Protection Agency, South Carolina Department of Health and Environmental Control, and South Carolina ~~Land Resources Commission~~ Department of Natural Resources.

~~(Ord. of 6-18-92)~~

ARTICLE IV. - FREE FLOW

400 All new stormwater drainage facilities on site shall be designed for minimum free flow at a 10-year, ~~twenty-four-hour~~ frequency storm event. The design of all permanent structural facilities (pipes, structures, channels, ponds, etc.) shall be based on post-development flow.

~~(Ord. of 6-18-92)~~

DRAFT

Attachment: APPENDIX_B (Chapter 23)___DRAINAGE-draft2 (2974 : Stormwater Drainage Ordinance-2nd draft)

Draft 2
Date: 2-20-2020

ARTICLE V. - POST-DEVELOPMENT STORMWATER DISCHARGE

500 The post-development stormwater discharge rate from all one acre or more developments ~~an overall tract development of five acres or more proposing a fifteen per cent increase or 40,000 S.F. (whichever is less) in surface impermeability,~~ shall not exceed the predevelopment rate of a 10-year, ~~twenty four hour~~ frequency storm for all rainfalls up to a 25-year~~, twenty four hour~~ frequency storm.

~~(Ord. of 6-18-92)~~

~~*501* Tract developments of two acres up to five acres proposing a thirty per cent increase or 30,000 S.F. (whichever is less) in surface impermeability, should have a post-development discharge rate not to exceed the predevelopment rate of a 10-year, twenty-four-hour storm for the same storm event.~~

~~(Ord. of 6-18-92)~~

~~*502* All other tract development shall be evaluated on a case by case basis depending on the impact of the proposed development to the stormwater drainage basin. The City's Authorized Agent will determine the requirements of developments under two acres.~~

~~(Ord. of 6-18-92)~~

ARTICLE VI. - DOWNSTREAM IMPROVEMENTS

600 The developer shall be required to make all downstream drainage improvements if necessary to accommodate increased post-development peak rate and volume of runoff from the site, or provide adequate detention so that post-development peak rate and volume of runoff does not exceed the capacity of the downstream facilities.

~~(Ord. of 6-18-92)~~

ARTICLE VII. - STORMWATER MANAGEMENT PLAN

700 All new developments ~~in excess~~ of one acre or greater, except single-family house parcels, shall be required to submit a stormwater management plan, designed and stamped by a designer registered in the State of South Carolina, for approval by the City's Authorized Agent, prior to development. The plan should address both temporary and permanent erosion and sedimentation control facilities, and permanent structural facilities such as the pipe system, detention/retention ponds, channels, swales, etc. The stormwater management plan shall also demonstrate that storm events up to a 100-year flood will not result in property damage on-site or off-site.

701 The stormwater management plan shall include pre and post-development calculations.

~~(Ord. of 6-18-92)~~

ARTICLE VIII. - MAINTENANCE

800 The maintenance of all on-site stormwater management facilities such as detention basins, drainage swales, drainage channels, yard inlets, manholes, catch basins, and pipe systems outside the public right-of-way shall be the responsibility of the ~~landowner~~ property owner unless dedicated to the City by easement agreement.

DRAFT

Attachment: APPENDIX_B (Chapter 23)___DRAINAGE-draft2 (2974 : Stormwater Drainage Ordinance-2nd draft)

801 Upon entry approval, the City may conduct regular inspections of private stormwater management facilities and implement measures to enforce maintenance by property owners. Inspections may also be performed from the street provided that there are no barriers impeding a clear view of the property in question.

802 The City shall give written notice to the property owner of record for failure to properly maintain stormwater management facilities and order corrective action as necessary, within 30 calendar days from the date of the City's discovery of the said failure.

803 In the event that a property owner fails to take corrective action within the determined time period, the City shall issue a fine to the property owner in the amount of $ 20 per day per notice until such time that the property owner has taken the required corrective action or filed an appeal with the Stormwater Appeals Board.

~~(Ord. of 6-18-92)~~

ARTICLE IX. - APPEALS

900 Any person alleging an error in the interpretation of this ordinance by the City or who maintains that the literal enforcement of the provisions of this ordinance results in unnecessary hardship may appeal said matter to the ~~City Zoning~~ Stormwater Appeals Board (the "Board") ~~of Appeals~~, following all procedures associated with said Board, which procedures shall be promulgated by the Board once constituted, and which may be modified from time to time. The appeal procedures shall be made available to any petitioner requesting such an appeal.

901 The Board shall be constituted by three (3) City residents appointed by Council to serve on a three-year term. The Board shall not have any members currently employed with the City of Georgetown. The residents shall select a Chairperson amongst themselves, and if none can be selected, then the Mayor shall appoint a Chairperson as needed from time to time. The Board members shall be city residents fully acquainted with the stormwater ordinances.

902 The City Engineer, Water Utilities Director, or his/her designee shall act as the liaison between the Board and the petitioner.

903 Following the conclusion of the Board's consideration of the petitioner's appeal, the Board shall make a decision related to the appeal and inform the petitioner, in writing, on the results of the decision within 30 calendar days thereafter.

904 In the event that the petitioner is unsatisfied with the Board's decision, the petitioner is entitled to a second round of appeals with an Alternate Stormwater Appeals Board (the "Alternate Board")

905 The Alternate Stormwater Appeals Board shall be constituted by three (3) City residents appointed by the Mayor to serve on a three year term. The Alternate Board shall not have any members currently employed with the City of Georgetown. The Alternate Board members shall be City residents fully acquainted with the stormwater ordinances. The Alternate Board's decision shall be determined to be final.

DRAFT

Attachment: APPENDIX_B (Chapter 23)___DRAINAGE-draft2 (2974 : Stormwater Drainage Ordinance-2nd draft)

Draft 2
Date: 2-20-2020

906 Should the petitioner disagree with the Alternate Board's final decision; the petitioner is entitled to further appeals of that decision through the legal system.

~~(Ord. of 6-18-92)~~

ARTICLE X. - FEES

1000 A base rate of one hundred dollars plus fifty dollars per hour ($150/Hr.) of plan review time shall be charged for plan review. This fee is nonrefundable. The base rate shall be paid at plan submission and the hourly charge paid before any building permit is issued or development takes place. The City shall timely provide an estimate of fees as requested by any developer or contractor. Fees collected shall be deposited into the Stormwater Fund.

~~(Ord. of 6-18-92)~~

ARTICLE XI. - SEVERABILITY

Should any particular requirement or section hereof be found to be invalid, said requirement or section shall be null and void. Invalidity of any one or more provisions of this ordinance shall not nullify otherwise valid requirements or sections of the ordinance.

~~(Ord. of 6-18-92)~~

ARTICLE XII- DESIGN STANDARDS

1.0 Introduction
2.0 Stormwater Management Plan
3.0 Hydrologic Analysis
4.0 Storm Drainage Systems
5.0 Culvert Design
6.0 Open Channel Hydraulics
7.0 Stormwater Detention Design
8.0 Erosion and Sediment Control
9.0 Drainage Easements
10.0 Plan Submittal Checklist

DRAFT

Attachment: APPENDIX_B (Chapter 23)___DRAINAGE-draft2 (2974 : Stormwater Drainage Ordinance-2nd draft)

1.0 INTRODUCTION

The Stormwater Design Standards (the "Standards") have been developed to assist in the design and evaluation of stormwater drainage systems within the City of Georgetown, South Carolina. It provides engineering design guidance to:

- Engineers responsible for the design of stormwater drainage systems and management structures; and
- Developers involved in site planning and design.

Design engineers are encouraged to work with the City Engineering Department as early in the planning and development process as possible.

The Standards are intended to establish the minimum uniform design practices; they neither replace the need for sound engineering judgment nor preclude the use of information or methods not presented. The City's Standards and ordinances are based on SCDHEC's Standards for Stormwater Management and Sediment Reduction Regulations.

Application of the Standards will contribute to more uniform design and analysis of stormwater drainage systems throughout the City of Georgetown. Implementation of the Standards and adherence to the Plan Submittal Checklist will also create uniformity in plan submittal, and therefore allow the City to provide more consistent engineering review services.

In addition to the engineering procedures and criteria necessary for stormwater management, there are many drainage planning concepts that should be considered during the design phase. When considered early in a project, these concepts can be worked into the design to benefit developers, residents and local governments:

- Land use planning and location of developments should be carefully coordinated with drainage planning to prevent drainage problems.
- Consideration should be given to major flood events, local drainage from small areas, and environmental consequences of proposed actions. As an example, when planning a new subdivision, various drainage configurations should be considered before decisions are made on block layout and street location.
- Sensitive environmental areas should be identified and integrated into the final plan. It is perhaps at this point in the development process where the greatest impact can be made on the cost of proposed drainage facilities.
- Consider flood hazard areas at an early stage to avoid unnecessary complications.

Advantages may include lower cost drainage systems, decreased flooding and maintenance problems, and facilities that provide more benefits.

There are also many secondary benefits received from proper drainage planning:

- Reduced street maintenance costs;
- Reduced street construction costs;
- Improved movement of traffic;
- Improved public health;
- Lower cost open space;
- Lower cost park areas and more recreational opportunities;
- Development of otherwise undevelopable land;

DRAFT

Attachment: APPENDIX_B (Chapter 23)___DRAINAGE-draft2 (2974 : Stormwater Drainage Ordinance-2nd draft)

- Opportunities for lower building costs;
- Reduced city administrative costs, and;
- Reduced maintenance costs of drainage facilities.

Engineering design methods other than those referenced in this document can be used if approved by the City Engineer. Complete documentation of other methods may be required for approval.

All requirements outlined in this document are in addition to federal, state, and local requirements. Where regulations are not consistent between agencies, the developer shall adhere to the most stringent. Other agencies include, but are not limited to, U.S. Environmental Protection Agency, South Carolina Department of Health and Environmental Control, and South Carolina Department of Natural Resources.

2.0 STORMWATER MANAGEMENT PLAN

All site development activities which disturb one acre or greater, except for single-family parcels, shall be required to submit a stormwater management plan, designed and stamped by a designer registered in the State of South Carolina, for approval by the SC Department of Health and Environmental Control, and the City's Authorized Agent, prior to development. The plan should address both temporary and permanent erosion and sedimentation control and permanent structural facilities such as the pipe system, stormwater control measures, channels, swales, etc.

The submittal shall consist of three parts and must include:

1. The approved SCDHEC NPDES stormwater permit;
2. Technical engineering calculations including pre and post-development discharge calculations signed and sealed by a design professional; and
3. Construction Documents and Plans (plans, details, specifications, stormwater pollution prevention plan, erosion control plan), signed and sealed by a design professional.

The Stormwater Management Plan ("SWMP") will be reviewed after the City receives payment of plan review fees. The SWMP approval is contingent upon approval by the SCDHEC.

Stormwater Engineering Plans must include soil erosion and sediment controls, drainage pipe systems, stormwater structures, detention ponds, channels, swales, grading plans, pipe profiles, 100-year flood elevation, etc. Refer to SCDHEC Standards for Stormwater Management and Sediment Reduction Regulations for design standards and details in addition to these minimum standards.

3.0 HYDROLOGIC ANALYSIS

The purpose of the hydrologic analysis of a site is to define and address change in stormwater runoff and the impacts of that change on and off the site. Hydrologic analysis should be performed in accordance with the following general guidelines:

- Methodology for analysis shall follow the National Resource Conservation Service (NRCS) Technical Release No.55 (TR-55), June 1986.
- Design storm duration shall be the 24-hour rainfall event, using the NRCS Type III rainfall distribution with no more than a 6-minute time increment.
- The following rainfall depths should be used in hydrologic design and analysis.

DRAFT

Attachment: APPENDIX_B (Chapter 23)___DRAINAGE-draft2 (2974 : Stormwater Drainage Ordinance-2nd draft)

Draft 2
Date: 2-20-2020

	24-Hour Rainfall Depth for City of Georgetown					
Return Period (Years)	2	5	10	25	50	100
Depth (inches)	4.56	5.90	6.99	8.52	9.79	11.1

Source: NOAA Atlas 14 Point Precipitation Frequency Estimates - Georgetown 2 E (38-3468) Station

In consideration of the hydrologic function of the stormwater drainage elements on a site, the following is a list of minimum stormwater drainage system design requirements for a residential subdivision and commercial development.

Summary of Design Frequencies

Description	Design Storm
Roadway Inlets	10 year
Storm drainage systems	25 year
Open Channels	25 year
Culverts (subdivision streets)	25 year
Culverts (thoroughfare streets)	50 year
Permanent Storage Facilities	25 year
Emergency Spillways	100 year
Energy Dissipaters	Same as Outlet System

Additional analysis may be required. See the section on storm drainage systems for further clarification.

The use of hydrologic software for the design of detention basins and open channels is encouraged. Acceptable models include, but are not limited to, Pond Pack, HEC RAS, Flow Master, and Hydraflow.

4.0 STORM DRAINAGE SYSTEMS

The design of a storm drainage system should demonstrate adequate capacity to convey storm events for design frequencies as specified below under free-flow (no surcharge) conditions. In addition to pipe capacity, attention should be given to the proper design of surface drainage characteristics, gutter flow and inlet capacity. For more detailed guidance on the design of these systems, see Federal Highway Administration (FHWA) HEC-12, Drainage of Highway Pavements (1984) and American Association of State Highway Transportation Officials (AASHTO) Model Drainage Manual (1991).

DRAFT

Attachment: APPENDIX_B (Chapter 23)___DRAINAGE-draft2 (2974 : Stormwater Drainage Ordinance-2nd draft)

Draft 2
Date: 2-20-2020

Hydraulic analysis should be performed in accordance with the following general guidelines:

- Methodology for analysis may follow NRCS TR-55 or the Rational Method.
- Design storm duration shall be the 24-hour rainfall event, using the NRCS Type III rainfall distribution with no more than a 6-minute time increment.
- The following rainfall depths should be used in hydraulic design and analysis.

	24-Hour Rainfall Depth for City of Georgetown					
Return Period (Years)	2	5	10	25	50	100
Depth (inches)	4.56	5.90	6.99	8.52	9.79	11.1

Source: NOAA Atlas 14 Point Precipitation Frequency Estimates - Georgetown 2 E (38-3468) Station

All drainage structures and pipes installed within City limits shall comply with SCDOT standards.

As part of the drainage analysis, the capacity of the downstream facilities to which the development discharges shall be evaluated to ensure said capacity is not exceeded. In the event that the capacity is exceeded, the project design and construction shall include all downstream drainage improvements if necessary to accommodate increased post-development peak rate and volume of runoff from the site or provide adequate detention so that post-development peak rate and volume of runoff does not exceed the capacity of the downstream facilities.

The following criteria shall be used for inlet design within either existing City of Georgetown Rights-of-Way or proposed Rights-of-Way that are to be included in the City system.

Design Frequencies

	Facility Design Storm			
Roadway Type	Gutter Spread	Roadside Ditch	Storm Drain	Culvert Drainage
Arterial	10-yr	25-yr	25-yr	50-yr
Collectors	10-yr	25-yr	10-yr	25-yr

Additional considerations to be incorporated into the design of the system:

- No curb overtopping may occur in a sag.
- Maximum spread of eight (8) feet in a travel lane for all curb types.
- Depth of spread should not exceed six (6) inches.
- Inlet spacing should not exceed 300 feet.

DRAFT

Attachment: APPENDIX_B (Chapter 23)___DRAINAGE-draft2 (2974 : Stormwater Drainage Ordinance-2nd draft)

Draft 2
Date: 2-20-2020

The maximum and minimum slopes for storm drains should conform to the following criteria:

- The maximum pipe velocity shall not exceed 20 feet per second and shall not cause scour or other erosion problems in the receiving channel.
- Slopes required to maintain minimum velocity of three (3) feet per second at full flow are as follows:

Minimum Slope		
Manning n:	0.013	0.013
Pipe Size (in.)	RCP (ft.)	Corrugated HDPE (ft.)
15	0.00325	0.00325
18	0.00255	0.00255
24	0.00174	0.00174
30	0.00129	0.00129
36	0.00101	0.00101
42	0.00082	0.00082
48	0.00069	0.00069

Additional criteria for storm drainage system design includes the following:

1. All structures shall allow for access to the storm drainage system with a grate, manhole ring, and cover, or a lid capable of being removed. No "blind boxes" are permitted.
2. Structures shall be required at changes in grade and/or alignment and at pipe junctions.
3. The maximum spacing between two manholes, or inlet structures, in any instance, shall be 300 feet.
4. Headwall or flared end sections shall be required at the inlet and outlet of all pipe systems.
5. Energy dissipaters shall be designed and constructed at the outlets of all pipe systems to prevent erosion in the receiving watercourse.
6. The minimum size storm drain pipe diameter shall be 15 inches.
7. All storm drainage pipe used within a City right-of-way shall be corrugated High-Density Polyethylene (HDPE) or Reinforced Concrete Pipe (RCP) in compliance with SCDOT standards. All RCP shall be Class III or higher.
8. A minimum of one (1) foot cover shall be provided for all storm drain pipes unless otherwise specified in the SCDOT standards (SCDOT Standard 714-205-01, 714-205-02, 714-605-01, and 714-605-02).
9. Alternative pipe shapes may be approved where required by cover and/or utility conflicts.

DRAFT

Attachment: APPENDIX_B (Chapter 23)___DRAINAGE-draft2 (2974 : Stormwater Drainage Ordinance-2nd draft)

Draft 2
Date: 2-20-2020

5.0 DESIGN OF CULVERTS

Culverts shall be checked for overtopping for the following flood frequencies:

- Cross-drainage culverts under arterial streets[1] – 100-year frequency
- Cross drainage culverts under other streets – 50-year frequency
- Other culverts – 25-year frequency.

Outlet protection shall be provided where discharge velocities will cause erosion problems.

Culvert skews shall not exceed 45 degrees as measured from a line perpendicular to the roadway centerline without approval.

The minimum culvert diameter shall be 18 inches for those culverts located within subdivision streets.
The minimum culvert diameter shall be 24 inches for those culverts located on arterial roads.[1]

Notes:
[1]Arterial streets include all numbered routes and all roads with four or more travel lanes or otherwise designated "arterial" by the City of Georgetown.

6.0 OPEN CHANNEL HYDRAULICS

In general, the following criteria should be used for open channels:

- Low flow sections shall be considered in the design of channels with large cross-sections (Q>100cfs).
- Channel side slopes shall be stable throughout the entire length and side slope shall depend on the channel material. A maximum of 3:1 is allowed for vegetative cover and 2:1 for rip rap unless otherwise justified by calculations.
- Super elevation of the water surface at horizontal curves shall be accounted for with increased freeboard. See SCDHEC design standards for further information.
- Trapezoidal or parabolic cross-sections are preferred, and triangular shapes should be avoided.

The following criteria shall be considered at channel transitions:

- Transition to channel sections shall be smooth and gradual.
- Energy losses in transitions shall be accounted for as part of water surface profile calculations.

Open channel drainage systems shall be sized to handle a 25-year design storm. If for the specified design storm, the peak flow in the channel equals or exceeds fifty (50) cubic feet per second under ultimate build-out conditions, the 100-year design storm shall be routed through the channel system to determine if the 100-year flood elevation restrictions are exceeded, structures are flooded, or flood damages are increased. The post-development 100-year flood elevations and limits shall be shown on the recorded subdivision plat.

Additional analysis or measures may be required in areas that are documented as known drainage problems. For further information contact City Engineering.

DRAFT

Attachment: APPENDIX_B (Chapter 23)___DRAINAGE-draft2 (2974 : Stormwater Drainage Ordinance-2nd draft)

Notes:
The intent/purpose of analyzing the 100-year storm is to verify that no structures will be flooded by the 100-year event and that any flooding that occurs within the streets is acceptable as determined by the staff of the governing authority. It is not the intent that the channel or pipe contains the 100-year event, but that buildings are not flooded, and no streets made impassable by the flooding

DRAFT

Attachment: APPENDIX_B (Chapter 23)___DRAINAGE-draft2 (2974 : Stormwater Drainage Ordinance-2nd draft)

7.0 STORMWATER DETENTION AND QUANTITY CONTROL

In accordance with the City of Georgetown code of ordinances, the post-development stormwater discharge rate from developments of one acre or more shall not exceed the predevelopment rate of a 10-year, frequency storm for all rainfalls up to a 25-year, frequency storm.

All other development shall be evaluated on a case-by-case basis, depending on the impact of the proposed development of the stormwater drainage basin. The City's Authorized Agent will determine the requirements of developments under one acre.

8.0 EROSION AND SEDIMENT CONTROL

For erosion and sediment control, see the South Carolina Department of Health and Environmental Control (SCDHEC) Stormwater BMP Handbook.

The South Carolina Stormwater and Sediment Reduction Act is administered by the State in the City of Georgetown. All subject projects must submit plans to the regional office of the South Carolina Department of Health and Environmental Control (SCDHEC). Projects that are 5 acres or larger will also need to obtain a permit for the discharge of stormwater from construction sites. NPDES General Permit SCR100000 is available for this discharge.

9.0 DRAINAGE EASEMENTS

Drainage easements will be required by the City for all open ditches, closed pipe systems, swales, or other systems dedicated to the City outside of public rights-of-way. Such rights-of-way or easements shall be centered over the closed pipe, culvert or watercourse with minimum widths based on the following:

- Easement Widths for Closed Pipe Systems
- Easement Width = the greater of 20 feet or;
- 10’ + (the diameter or total outside width for multiple pipes) + (2 X invert depth), rounded to the nearest five (5) foot increment.

Drainage easements associated with culverts may be offset as long as a minimum of 10 feet is provided on both sides.

Easement Widths for Open Channels

Drainage Area, ac	Easement Width, ft.
< 50 ac	10’ on each side
> 50 ac	20’ on each side

DRAFT

Attachment: APPENDIX_B (Chapter 23)___DRAINAGE-draft2 (2974 : Stormwater Drainage Ordinance-2nd draft)

Draft 2
Date: 2-20-2020

10. Development Plan Submittal Checklist for Engineering Review

The following items are required for Development Plan Submittals. Enclose this checklist with final design plan submittal. The construction plans must show all the information required on the preliminary subdivision plat, plus the following as it relates to the particular project.

Name of Project: _____ Name of Project Contact: _____

Phone Number: _____

General Plan Requirements

Engineer	Reviewer	N/A	Item
☐	☐	☐	Name, address and phone number of developer, property owner and design engineer on the Cover Sheet.
☐	☐	☐	Plan shall bear the note: "All construction to be in accordance with all City of Georgetown Standards and Specifications."
☐	☐	☐	Vicinity Map
☐	☐	☐	Scale on plan view no smaller than 1"=50'; scale on profile view no smaller than 1"=50' horizontally and 1"=5' vertically using a grid showing 1'intervals.
☐	☐	☐	All elevations in relation to mean sea level.
☐	☐	☐	Benchmark elevations and locations shall be shown on plan view.
☐	☐	☐	Plan view shall have a north arrow on each drawing.
☐	☐	☐	Building setback lines on plan view.
☐	☐	☐	All driveways and parking lots shall be shown.
☐	☐	☐	Houses, building numbers and property owners shown on existing property.
☐	☐	☐	Plan view shall show all property lines rights-of-way and easements. All street rights-of-way and easement widths shall be clearly labeled.
☐	☐	☐	Plan view shall show all street names and state road numbers if applicable.

DRAFT

Attachment: APPENDIX_B (Chapter 23)___DRAINAGE-draft2 (2974 : Stormwater Drainage Ordinance-2nd draft)

Draft 2
Date: 2-20-2020

☐	☐	☐	Floodplain boundaries and elevations, where applicable.
☐	☐	☐	Delineated wetlands surveyed and shown all plans, where applicable.
☐	☐	☐	Proposed and existing curb and gutter, storm sewers, drainage structures, driveway pipes, water mains, sanitary sewers, etc. All existing and proposed pipes shall have clearly labeled the material, size, class, slope and length.
☐	☐	☐	Plan views shall show all existing and proposed utility layout, including fiber optic, electric, gas, and cable located on the right-of-way.
☐	☐	☐	Profile view shall show existing and proposed centerline elevations and slopes, in addition to left and right top of curb or edge of pavement elevations.
☐	☐	☐	Street typical sections include street and right-of-way width, sidewalk location, cross-slopes, street width (measured to back of curb) and pavement design.
☐	☐	☐	Dimensions and construction details of all pertinent items including but not limited to curb and gutters, handicap ramps, sidewalks, catch basins, manholes, outlet protection, erosion control measures and headwalls.

Storm Drainage Design Requirements

Provide the following engineering design calculations where applicable. Refer to the City Storm Drainage Minimum Design Standards for specific requirements.

Engineer	Reviewer	N/A	Item
☐	☐	☐	Narrative describing how water entering, traveling within, and leaving the site will be controlled and the extent the development will impact existing conditions on-site and off-site.
☐	☐	☐	Topographic maps (min. 2’ contours) clearly showing site limits. Maps extend a minimum of 1000 feet beyond the site boundaries or to the ridgelines of the contributing areas if less than 1000 feet.
☐	☐	☐	Gutter spacing and spread calculations.
☐	☐	☐	Pipe sizing calculations including proposed flows and velocities.
☐	☐	☐	Post-development discharges for specified design storm at all outlets.
☐	☐	☐	Culvert sizing calculations and headwater analysis.
	☐	☐	Open channel sizing calculations including proposed flows and velocities.

DRAFT

Attachment: APPENDIX_B (Chapter 23)___DRAINAGE-draft2 (2974 : Stormwater Drainage Ordinance-2nd draft)

Draft 2
Date: 2-20-2020

☐	☐	☐	Where applicable, 100-year flood routing calculations through a channel system. Provide post-development 100-year flood elevations on the plan.
☐	☐	☐	2-year, 10-year, 25-year, and 100-year flood routing analysis through all detention/retention facilities.

If a 100-year floodplain analysis is required provide the following:

Engineer	Reviewer	N/A	Item
☐	☐	☐	100-year flood elevations
☐	☐	☐	100-year floodplain limits
☐	☐	☐	Location and Elevation of the lowest floor in all proposed and existing buildings adjacent to the floodplain
☐	☐	☐	Summary of impacts from the 100-year flood

Provide the following information where applicable:

Engineer	Reviewer	N/A	Item
☐	☐	☐	Maintenance Plan for all stormwater facilities
☐	☐	☐	Name and address of entity responsible for maintenance
☐	☐	☐	Landscaping details for stormwater management

Provide the following site information. For proposed residential subdivisions, use planned average house sizes to determine the proposed impervious area.

		Percentage of Total Site
Total Parcel Area	_____ ac	
Existing Impervious Area	_____ ac	_____ %
Proposed Impervious Area	_____ ac	_____ %
Percentage Increase in Impervious Area	_____ %	

Comments:

_____

_____

_____

_____

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DRAFT

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